Bond Oxborough Phillips

Changing Lifestyles

Flat 19 Ocean Park
Atlantic Way
Westward Ho
Bideford
Devon
EX39 1NA

Asking Price: £425,000

Share of Freehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Flat 19, Ocean Park, Atlantic Way, Westward Ho, Bideford, Devon, EX39 1NA

A DUPLEX PENTHOUSE APARTMENT WITH SPECTACULAR SEA VIEWS

- 3 Bedrooms (each with access to an En-suite)
- Living / Dining Room with glazed doors opening onto a Balcony with outstanding views of the beach & sea
- Well-equipped Kitchen, again, enjoying views
- Balconies from living and bedroom areas
- Secure allocated basement parking
- Communal garden areas & extensive visitor parking
- Conveniently positioned for the beach, golf course, shops, bars, restaurants & everyday facilities

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Enjoying truly spectacular coastal views across Westward Ho! Beach, the Torridge Estuary, Bideford Bay, Baggy Point and out towards Lundy Island, Apartment 19 Ocean Park is a superb 3 Bedroom duplex penthouse apartment offering generous, light-filled accommodation in one of the village's most recognisable coastal developments.

Arranged over 2 floors and extending to approximately 150 sq.m, the apartment offers an impressive sense of space throughout. The accommodation opens into an Entrance Hall with useful storage, leading through to a spacious Inner Hall with further cloaks / footwear storage and stairs rising to the first floor.

The main Living / Dining Room is a standout feature, measuring over 26' in length and enjoying excellent natural light from Velux windows and glazed doors opening onto a Balcony with outstanding views of the beach and sea. This is a superb room for both everyday living and entertaining, with ample space for comfortable seating and a dining area.

The Kitchen is well-equipped with a modern range of fitted units, work surfaces, coloured glass splashback, Miele induction hob, eye-level Miele oven, integrated dishwasher and fridge / freezer, along with space for both washing machine and tumble dryer. The kitchen also benefits from superb sea views, making it a particularly enjoyable space to use.

The lower level also includes a generous Bedroom with fitted wardrobes, Juliet Balcony and its own En-suite Shower Room.

To the first floor are 2 further Bedrooms, both enjoying built-in storage and Velux windows. The principal first floor bedroom is especially spacious, with a dressing area, extensive fitted wardrobes and access onto a further Balcony, again taking full advantage of the spectacular coastal outlook. Both first floor bedrooms are served by their own En-suite facilities, giving each of the 3 Bedrooms private bathroom provision.

Ocean Park is a well-regarded development of 40 apartments, conveniently positioned for the amenities of Westward Ho!, including its long sandy beach, Championship Golf Course, shops, bars, restaurants and everyday facilities. Bideford is approximately 3 miles away, with Barnstaple and the North Devon Link Road also within easy reach.

The development benefits from communal garden areas and extensive visitor parking. This property in particular has secure, allocated basement parking and an adjacent storage room with power, as well as an additional outdoor parking space. A further outdoor storage area is included, accessed from the communal gardens.

Leasehold

Leasehold with a share of the Freehold.

Balance of a 999-year lease from 2002.

Ground Rent currently not payable.

Service Charge understood to be in the region of £1,500 per annum.

Council Tax Band

E - Torridge District Council

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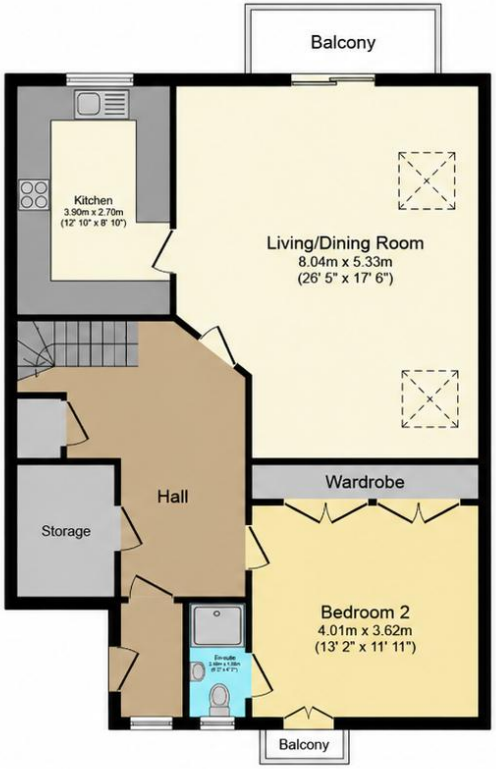
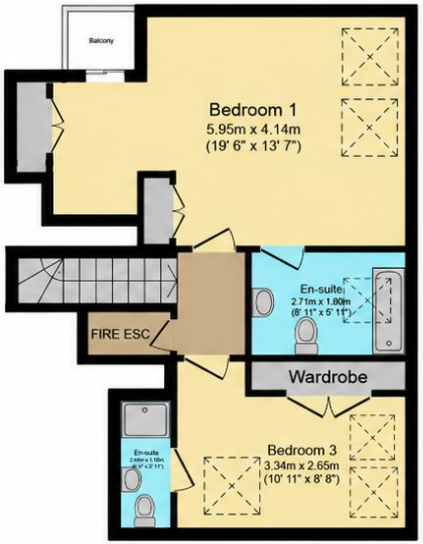


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Bideford and Abbotsham on your doorstep with their cornucopia of restaurants and pubs.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Bideford, Braunton, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed northerly passing through the Heywood Road roundabout as towards Westward Ho! Follow this route bypassing Northam Village which leads down onto Atlantic Way. Continue through the one-way system passing Kingsley Hall on your right hand side. Ignore the next 2 turnings on your right hand side into the village centre whereupon Ocean Park will be seen on your right hand side. All the apartments have a pedestrian access onto Atlantic Way with a small parking layby. For vehicular access, continue onto Merley Road and turn immediately right through Golden Bay Holiday Park which gives access to a large parking area and the secure and allocated basement parking.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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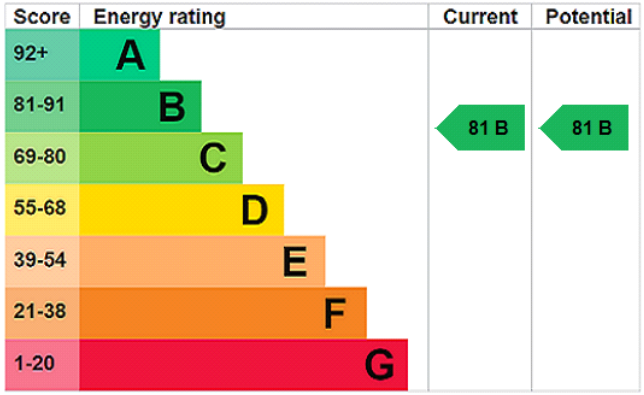

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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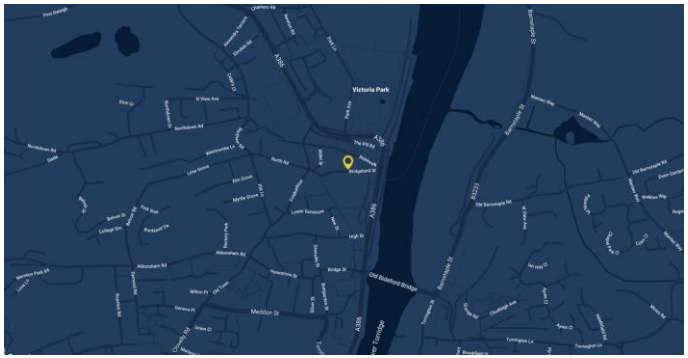
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