



59 Horizon View

Bath Hotel Road, Westward Ho! Devon EX39 1GX

Price Guide £390,000

HARDING & CO
ESTATE AGENTS & VALUERS

A top floor penthouse, 2 bedroom apartment in one of the best positions in Horizon View, featuring floor to ceiling windows in the main bedroom and living room affording fantastic sea views and a large balcony with direct access off both rooms. This property is run as a successful 5 star holiday let producing £30k/annum and already has many bookings for 2018. Lift, Hall, living space with open plan kitchen/diner, 2 double beds (one en-suite) family shower room, underground and visitors parking with gated access, gas CH and DG- short walk of village centre.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.

Living/Dining Area

- Oak veneer wood-strip flooring to living/dining areas and hall.
- Thermostatically controlled gas fired central heating.
- Oak veneer vertical grain finish doors with polished stainless steel door furniture.
- Low voltage ceiling downlighters with dimmer control.
- Ivory Legrand switches and socket plates.
- Double-glazing.
- Satellite TV and telephone sockets.

Kitchen Area

- Oak veneer wood-strip flooring.
- Fully integrated AEG Electrolux appliances to include dishwasher, fridge-freezer, stainless steel oven and ceramic hob with hood.
- White high gloss doors to units with stainless steel bar handles.
- Black granite slab worktops with stainless steel 1½ bowl sink & single lever mixer tap.
- Granite slab upstand from worktops.
- Ivory Legrand centralised multi-function kitchen appliance control panel engraved in white.

Bathrooms & En-suites

- Cream ceramic tiled floor with full height wall tiles to bath/shower surrounds.
- Marble vanity top with full width mirror fronted cabinets.
- Ceiling and vanity downlighting.
- White sanitary ware throughout with fittings by Hans Grohe.
- Heated towel rail.
- Ivory Legrand shaver outlet.
- Thermostatically controlled and pressurised bath and shower attachments providing exact and constant water temperature.
- LED downlighters

Bedrooms

- Fully fitted carpets throughout.
- Fully fitted wardrobes to master and second bedrooms.
- Low voltage ceiling downlighters
- Thermostatically controlled gas fired central heating.
- Satellite TV and telephone socket to master bedroom and second bedroom.
- Double glazing.

Apartment Measurements

Living/Dining (inc. Kitchen)
27'5" (8.4m) x 13'0" (4.0m) Measurements include the kitchen area

Master Bedroom
16'4" (5.0m) x 12'2" (3.7m)

Bedroom Two
11'5" (3.5m) x 11'9" (3.6m)

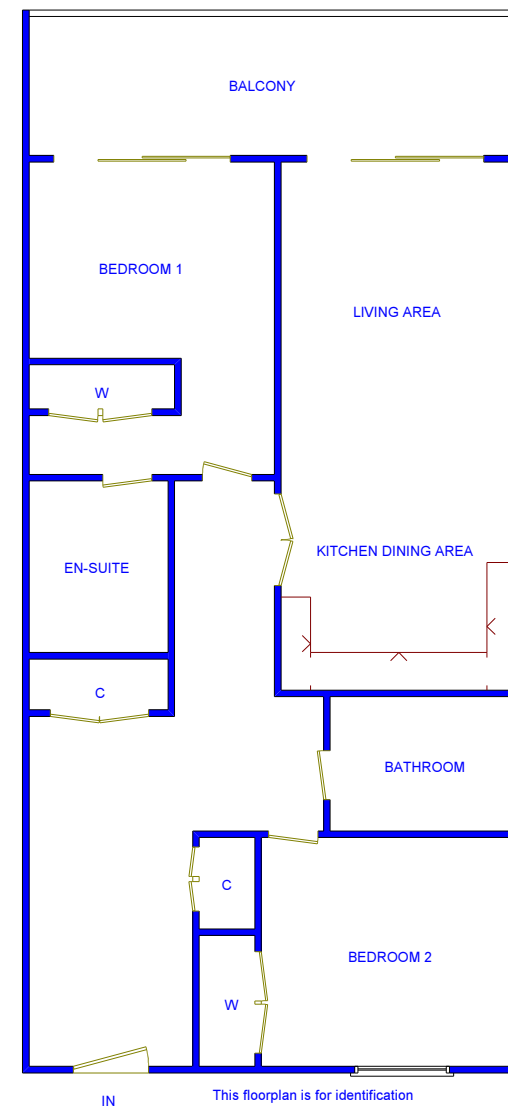
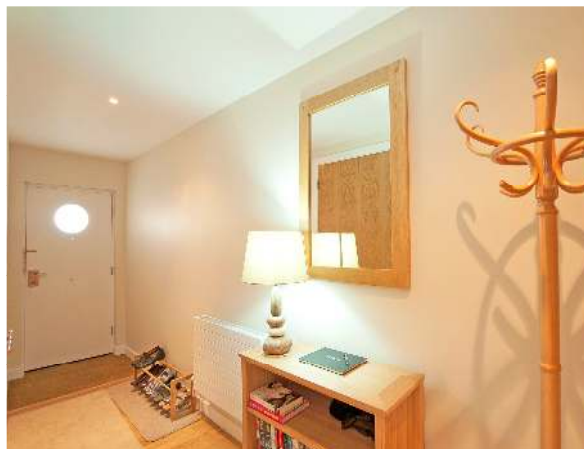
Services: To include electric and water
 £2,400.00 . Ground Rent: £200.00.

Lease: 999 year lease from 2007.

Energy Performance Certificate: B
Council Tax Banding: D

Directions: At the A39, Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho! Continue along this road passing the Durrant House Hotel on your right and drop down the hill passing the speed camera on your left hand side. The road then drops downhill. Proceed along this road entering into the one way system into the village. Bear round to the right into Nelson Rd and turn left into Bath Hotel Rd, and the entrance to Horizon View will be at the end on the left.





This floorplan is for identification purposes only and is not to scale
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