



24 Nautilus  
Golf Links Road, Westward Ho! Devon EX39 1SY

Price Guide £375,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A stunning 2-bedroom duplex apartment in this frontline building, offering bright and airy accommodation with three balconies, the largest of the three having a superb view over the sea towards Lundy Island in the distance. 2 first floor double bedrooms (1 re-fitted en-suite shower room), bathroom, 2nd floor double aspect living space with balconies at each end, with a fabulous curved vaulted ceiling mirroring the contours of the famous 'Wave' roof of the building - incorporating living, dining and kitchen space. Centrally located in the village with 2 parking spaces in a private gated car park to the rear. Long lease and share of freehold.

The property is currently holiday rented with a potential gross annual income of £50,000-£60,000.

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. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found.



Overlooking the magnificent Westward Ho! beach with uninterrupted views to Lundy island is this tastefully presented two bedroom first & second floor duplex apartment. The spacious accommodation has a stylish finish with bright neutral tones throughout and benefits from copious amounts of natural light provided by floor to ceiling windows, taking advantage of the awe-inspiring views.

On the first floor are two sizeable double bedrooms both with floor to ceiling windows, the master also boasting a private balcony with sea views and a luxury en-suite comprising double bath with shower, low flush WC, wash hand basin & bidet.

The bathroom includes a tiled shower unit with mains shower fitting, low flush WC and wash hand basin. Space and plumbing is provided for a washing machine/tumble dryer and a useful storage cupboard houses the recently installed electric boiler.

A second staircase continues to the second floor and directly into the impressive open-plan living space.

This extensive versatile room boasts floor to ceiling walls at either end, both with doors opening onto a balcony. The front aspect has been designed as the living room and enjoys reaching views over the sea toward Lundy Island.

The kitchen has a generous range of contemporary units incorporating dark solid granite work surfaces with complimenting tiled backing and in-set stainless steel sink with drainer. A full range of integrated appliances include an electric oven with induction hob above, white goods include a fridge, freezer and dishwasher.

Continuing into the dining area, ample space is provided for a large table and chairs and further furniture, door to further balcony with a rear aspect.

Outside to the rear of the apartments is allocated parking for two vehicles within a secure gated area. Styled metal gates from each end of the development provide a brief walk to Westward Ho! sea front, sandy beach and a diverse range of popular restaurants, public houses and local amenities.

### **Open Plan Living/Dining/Kitchen**

10.67m x 4.57m (35' x 14'11")

### **Bedroom 1**

4.42m x 3.43m (14'6" x 11'3")

### **Bedroom 2**

3.68m x 3.73m (12'1" x 12'2")

### **Tenure**

The current owners have advised that the 2021-2022 Service Charge was £2460. Includes buildings insurance, maintenance of exterior and communal areas, and a sinking fund.

**\*The roof of the property is due for some maintenance work and upgrading under the buildings insurance which also includes re-decoration of the upper floor ceilings/walls/and flooring.**

The Lease is 983 years, and includes a share of the freehold.

### **Services**

All mains services connected, electric radiator heating, double glazing.

**Council Tax Band: D**

**Energy Performance Rating: C**

### **Directions**

From Bideford Quay, proceed towards Westward Ho! crossing the A39 Heywood road roundabout. Continue for approximately two miles and enter the one way system at Westward Ho! Proceed on this road turning right at the end of the one way system and then left into Golf Links Road and then right into the car park. Access into the Nautilus apartments is through double gates from the car park.



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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



