



Lobster Pot



Lobster Pot, Latitude 51

Bath Hotel Road, Westward Ho!, Devon, EX39 1GW

Central Westward Ho!, Bideford 2 miles, Barnstaple 10 miles

Stunning apartment with contemporary open plan living area and balcony enjoying uninterrupted sea views.

- Stunning Coastal Location
- Contemporary & Stylish
- Walking Distance To The Beach
- Fabulous Sea Views
- Balcony
- Two Double Bedrooms
- Two En-suites
- No Onward Chain
- Secure Gated Parking & Lift
- Share of Freehold

Offers In The Region Of £375,000

Situation

Latitude 51 Apartments are prominently located on the edge of the pretty village green just set back from water's edge in the popular seaside village of Westward Ho! The village benefits from a three-mile long, safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. In addition Westward Ho! offers an excellent range of amenities including two small supermarkets, pubs, arcades, cafes and a diverse selection of restaurants including Thai, Italian and Moroccan. There is plenty for visiting tourists to experience with North Devon Surf School, Go Karts and mini golf course, with The Big Sheep, Ultimate Adventure Centre and the Milky Way all within 10 miles. The nearby port and market town of Bideford offers a wider range of amenities including various shops, banks, butchers, bakeries, cafes, places of worship, schooling for all ages (public and private) and five supermarkets. There is also access to the Tarka Trail which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. Affinity shopping outlet and retail complex is also nearby and offers a range of popular brands such as Nike, GAP and Starbucks to name a few. The regional centre of Barnstaple is approximately 10 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.



Description

Stags are delighted to offer for sale this stunning apartment situated in a prominent modern building, enjoying simply breath-taking views over the green, out to sea, towards Saunton and Crow Point in the distance. Lobster Pot is one of three luxury apartments that make up Sea Horse Apartments, each double fronted apartment offers spacious and contemporary open plan living accommodation with large floor to ceiling windows and balcony with direct sea views. Because of this we believe this apartment is one of the best positioned homes for sea views in Westward Ho!. The property is ideal for either a second home, principal residence or would make a fantastic holiday let.

Accommodation

Entrance is via an initial, communal entrance hall which has a phone intercom system, lift and useful lockable storage. From the front door, located on the first floor, is a contemporary 30ft open plan living/dining/kitchen with floor to ceiling windows and sliding doors that just draw you towards the direct sea views that take centre stage. From the dining area large sliding doors lead out onto the balcony, ideal for alfresco dining or enjoying a glass of wine in the evening whilst watching the waves. The kitchen is modern and stylish with quality units and integrated appliances as well as built-in essential holiday extras such as coffee machine and wine fridge. The dining area has enough space for a large table and chairs.

The two double bedrooms are located to the rear of the apartment, both have en-suite facilities with the principal bedroom having en-suite bathroom with a large luxury Jacuzzi bath.

Parking

There is secure gated parking for one vehicle at the rear of the building.

There is pedestrian access from the ground floor onto the promenade with cafes, restaurants and shops within easy level walking distance, which then continues around to the beach and further amenities of Westward Ho!.

Leasehold

1/3 share of Freehold

Service charge currently circa £3000 per annum. This includes building insurance and management agent fees.

Water billed separately at £45pcm

For more information please contact the office.

Services & Additional Information

All mains services. Gas central heating. Under floor heating throughout.

Broadband: 'Standard' and 'Superfast' is available (Ofcom) Please check with chosen provider. (Broadband currently provided by 'Airband').

Mobile phone coverage from the major providers: EE - Good / o2 - Good /

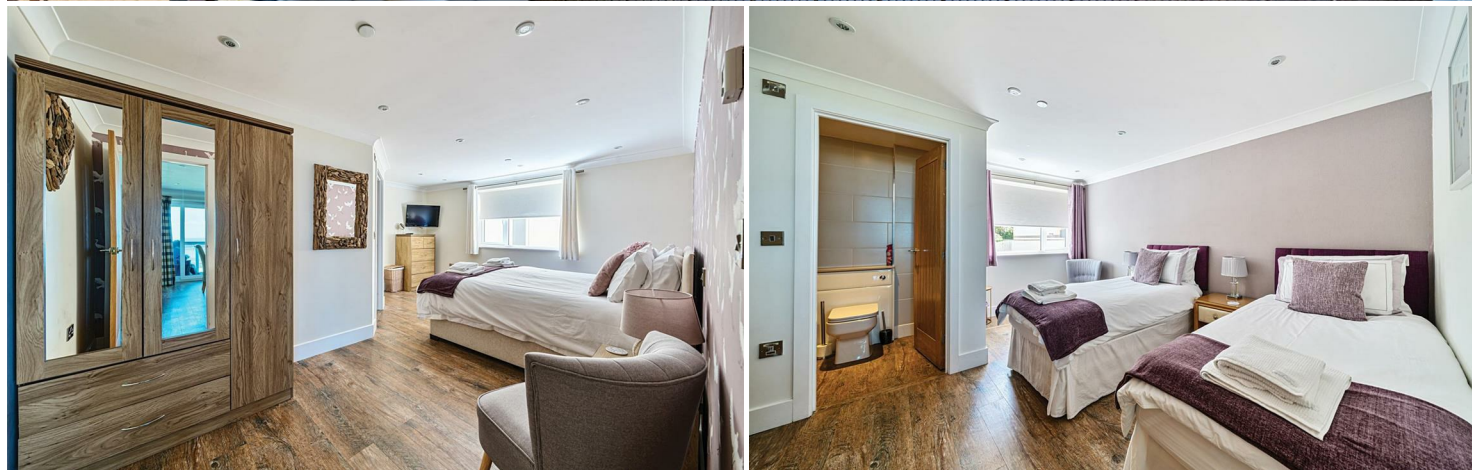
Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Directions

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto the A386 becoming the B3236, follow this road through Northam, for approx. 0.9 miles, when you will enter Westward Ho! (signed on the right), and follow for approx. 1.3 miles. Turn right (signed sea front), and continue for approx. 400 yards, and turn right onto Bath Hotel Road, followed by the next right turn, and the property will be in front.

Postcode: EX39 1GW (not to be relied upon)

What3words: ///royal.basket.sits



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1040 sq ft / 96.6 sq m
For identification only - Not to scale

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Bedroom 2
4.37 x 3.94m
14'4 x 12'11

Bedroom 1
5.31 x 4.37m
17'5 x 14'4

Kitchen / Dining / Sitting Room
9.32 x 5.64m
30'7 x 18'6

Balcony

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1160961



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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