



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

Price Guide £375,000

HARDING & CO
ESTATE AGENTS & VALUERS

Probably one of the best duplex 2 bed apartments in this frontline building, offering bright and airy accommodation with three balconies, the largest of the three having a lovely sunny west facing aspect 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. Potential for very lucrative holiday letting income.

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 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.

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.

Tenure

The current owners have advised that the 2025-2026 Service Charge was approx. £3,250.00 Includes buildings insurance, maintenance of exterior and communal areas, and a sinking fund. The Lease is 980 years, and includes a share of the freehold.

Services

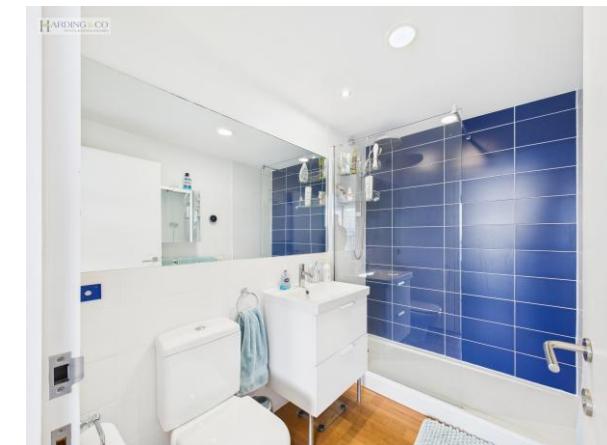
All mains services connected, electric radiator heating, double glazing.

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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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



Approximate total area⁽¹⁾

94.3 m²

1016 ft²

Balconies and terraces

17.1 m²

184 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

