



**40 ETONHURST, 35 BEACH ROAD,  
WESTON-SUPER-MARE, BS23 1BU**

**£249,950**

Occupying a fabulous Sea Front position with views over Weston Bay towards the Welsh Coast. A particularly spacious 3rd Floor Purpose Built Apartment for the over 55s with 3 double Bedrooms (1 En Suite), Lounge with Balcony, gas central heating, double glazing and a garage.

The property is located in a convenient level location on the Sea Front, well placed for the Town Centre, Railway Station and other amenities.

No Onward Chain

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door with secure entry system to Communal Hall with lift and internal staircase to Upper Floors. Door to:-

**Hall:**

Radiator. Entry phone. Airing cupboard. Linen cupboard.

**Cloakroom:**

Low level WC. Wash basin. Radiator. Tiled splashback.

**Lounge:**

23' x 12'4 max (7.01m x 3.76m max)  
Radiator. TV and telephone points. Cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water. Sliding patio doors to enclose Terrace with bi-fold doors to Balcony with extensive views over Weston Bay towards the Welsh coast.

**Kitchen:**

12'3 x 7'5 max (3.73m x 2.26m max)  
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker with extractor hood over. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Tiled splashback. Serving hatch to Lounge.

**Bedroom 1:**

20' x 10' (6.10m x 3.05m)  
Radiator. Telephone point. Views over Weston Bay. Door to:-

**En Suite:**

Double cubicle with 'Mira' shower unit. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail.

**Bedroom 2:**

20' x 9'8 (6.10m x 2.95m)  
Built-in double wardrobe. TV and telephone points. Views over Weston Bay.

**Bedroom 3:**

14'9 x 10'3 (4.50m x 3.12m)  
Radiator.

**Bathroom:**

Coloured suite with panelled bath with 'Mira' shower over. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

NB. We are advised that pets are not permitted at the property

**Tenure:**

Leasehold for an original term of 999 years from 25th December 1979, subject to a £25 Annual Ground Rent.

**Service Charge:**

£1,900.00 per annum to include Buildings Insurance and Water Rates.

**Council Tax:**

Band C

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**Data Protection:**

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

**Anti-Money Laundering**

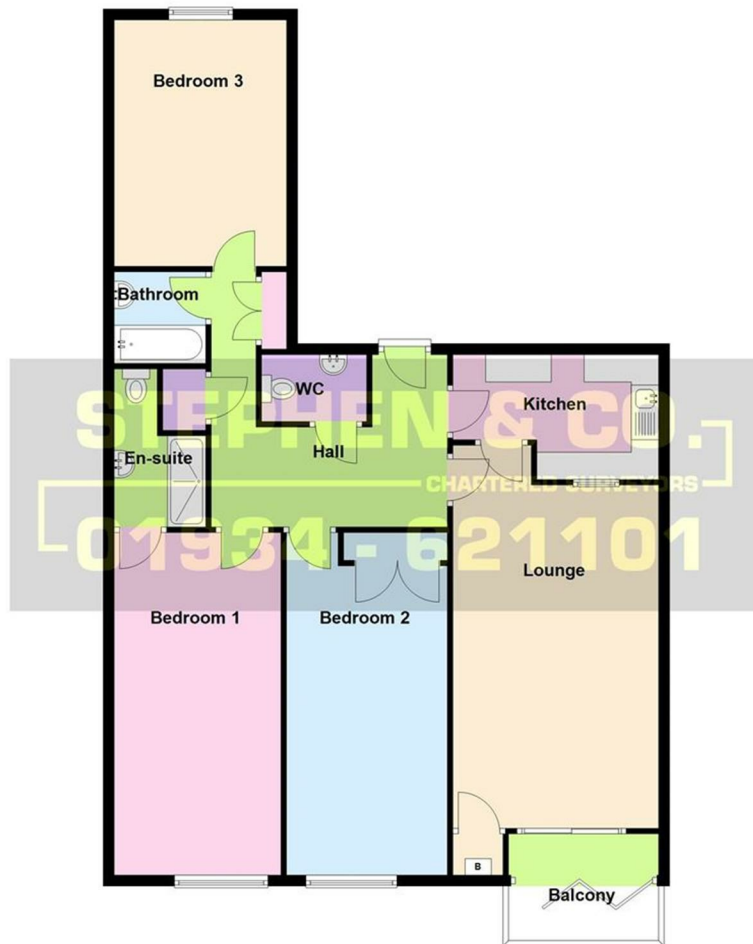
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



### Third Floor

Approx. 114.2 sq. metres (1229.2 sq. feet)



Total area: approx. 114.2 sq. metres (1229.2 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.





