



**Flat 27, Etonhurst, 35 Beach Road, Weston Super Mare, BS23 1BU**  
**£210,000**

- Fourth Floor Purpose Built Flat
- Lounge/Diner with Balcony
- Shower Room and Separate WC
- No Chain
- Two Double Bedrooms
- Kitchen
- Garage
- EPC C



# Etonhurst, Weston Super Mare BS23 1BU

Rachel J Homes is pleased to market this purpose built fourth floor flat ideally situated in the popular block Etonhurst, Beach Road with views across the beach lawns to the Tropicana and Sea Front. If you are looking for a home that you can put your own stamp on then make sure this is on your list to view. The accommodation is for 55 years and over only and briefly comprises of Communal Entrance Hall, Hallway, Lounge/Diner with Balcony and Sea Views, Kitchen, Two Double Bedrooms, Shower Room, Separate WC, and Garage. Added benefits of this lovely home included double glazing, gas central heating, both stair and lift access, plus there is no onward chain. Accompanied viewings - CALL NOW!!



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EPC

C

Leasehold

Council Tax Band: C



### **Communal Entrance**

Secure entry into the building, stair and lift access to all floors, post boxes.

### **Entrance Hall**

Radiator, consumer unit, storage cupboards, coved ceiling, security entrance phone, doors off

### **Lounge/Diner**

**6.84 x 5.04 (22'5" x 16'6")**

Double glazed sliding patio doors to enclosed balcony, wooden fireplace with electric fire, radiator, coved ceiling

### **Balcony**

Enclosed by UPVC double glazing, two storage cupboards

### **Kitchen**

**3.05 x 2.26 (10'0" x 7'4")**

Double hatch doors to lounge area, range of wall and floor units with work surface over, inset electric hob, space for oven, space for fridge/freezer, inset resin sink unit with mixer tap, part tiled walls, coved ceiling

### **Bedroom One**

**6.25 x 3.10 (20'6" x 10'2")**

UPVC double glazed window to side and rear, radiator, TV point, cupboard housing combination boiler, two storage cupboards one with wash hand basin, coved ceiling

### **Bedroom Two**

**5.09 x 2.76 (16'8" x 9'0")**

UPVC double glazed window to rear, radiator, built in double wardrobes. coved ceiling

### **Shower Room**

Tiled walls, shower cubicle with mains shower, wash hand with cupboard unit under, heated towel rail, coved ceiling, extractor fan

### **Separate WC**

Low level WC, wash hand basin with cupboard under, part tiled walls, heated towel rail, extractor fan, coved ceiling

### **Garage in Block**

Electric door,

### **Material Information**

Leasehold information - in excess of 900 years

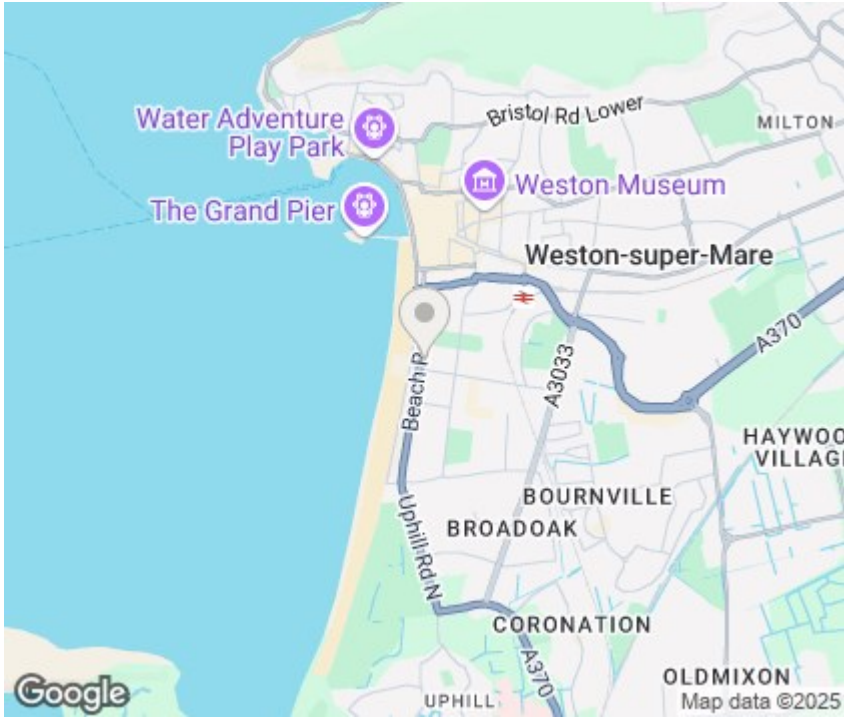
Management Fee £1800 per annum - Building Insurance, Communal Areas, Age 55 years and over only  
NO PETS











## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	