



19 THE Highbury 37 ATLANTIC ROAD

Weston-Super-Mare, BS23 2DL

Offers Over £299,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IMPRESSIVE MAISONETTE WITH NO CHAIN! \* Boasting a sizeable ground floor and first floor layout which measures over 1700sqft, this unique and spacious property with a private entrance is not to be missed. Positioned in a sought after position on Weston hillside, just a stones throw from the sea front promenade and it's amenities. Comprising in brief, entrance vestibule, large hallway with grand staircase and downstairs cloakroom, large sitting room with with a framed view of the Pier and sea front, fully integrated kitchen, large master bedroom/reception with en-suite, two further double bedrooms and modern fitted shower room. Situated in the building residents car park close by is an allocated parking space. With no onward chain complications, we highly recommend a viewing at the earliest opportunity.

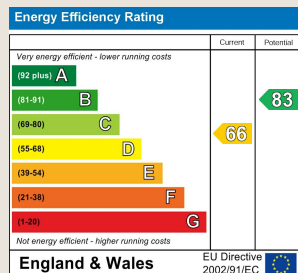
## Situation

0.51 miles - The Boulevard  
 1.08 miles - Sand Bay, Kewstoke  
 0.99 miles - Weston Train Station  
 3.79 miles - Junction 21 of the M5  
 0.24 miles - Weston-super-Mare Sea Front  
 Distances are approximate & sourced from Google Maps

## The local area

## Local Authority

North Somerset Council Tax Band: D  
 Tenure: Leasehold  
 EPC Rating: D



# PROPERTY DESCRIPTION

## Private Entrance

Private walkway leading to the front door which opens to;

## Entrance Vestibule

6'1" x 4'1" (1.85m x 1.24m)

Internal door opening to;

## Hallway

25'8" x 22'1" max (7.82m x 6.73m max)

Feature grand staircase rising to the first floor landing, high ceilings and coving, two radiators and doors to;

## Downstairs Cloakroom & Storage

White suite comprising low level WC and hand wash basin with mixer tap over and worktop space, radiator, extractor and door to an under-stair storage cupboard/airing cupboard housing the hot water tank and updated consumer unit.

## Kitchen

10'10" x 10'7" (3.30m x 3.23m)

The kitchen boasts an impressive amount of storage with its range of matching eye and base level units with worktop space over, tall pull out pantry cupboard, inset stainless steel sink with adjacent drainer and mixer tap over, inset four ring gas hob with extractor over, mid-height electric double oven, built-in fridge/freezer, washer/dryer and dishwasher, radiator, cupboard housing the updated gas central heating boiler, downlights and extractor.

## Sitting Room

21'10" x 21'3" (6.65m x 6.48m)

An impressive room with floor to ceiling bay sash window which enjoys a framed view of the Pier and sea front, feature electric fireplace with stone surround, two radiators, telephone and television point, high ceilings and coving.

## Bedroom One/Reception

15'10" x 14'7" (4.83m x 4.45m)

Arched sash window to rear, telephone point, radiator, high ceiling and coving, door to;

## En-suite

10'7" x 5'6" (3.23m x 1.68m)

Sash window to rear, suite comprising low level WC, hand wash basin set into storage vanity unit with taps over and tiled surround, towel radiator and extractor.

## Landing

Radiator and doors to;

## Bedroom Two

11'4" x 10'5" (3.45m x 3.18m)

Arched sash window to rear, high ceiling and coving, mezzanine storage area (no current access) and radiator.

## Bedroom Three

11'0" x 10'5" (3.35m x 3.18m)

Arched sash window to rear, high ceiling and coving, mezzanine storage area (no current access) and radiator.

## Shower Room

7'2" x 5'0" (2.18m x 1.52m)

Modern fitted suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over and tiled surround, generous shower cubicle with mains shower over and panelling surround, towel radiator and extractor.

## Allocated Parking

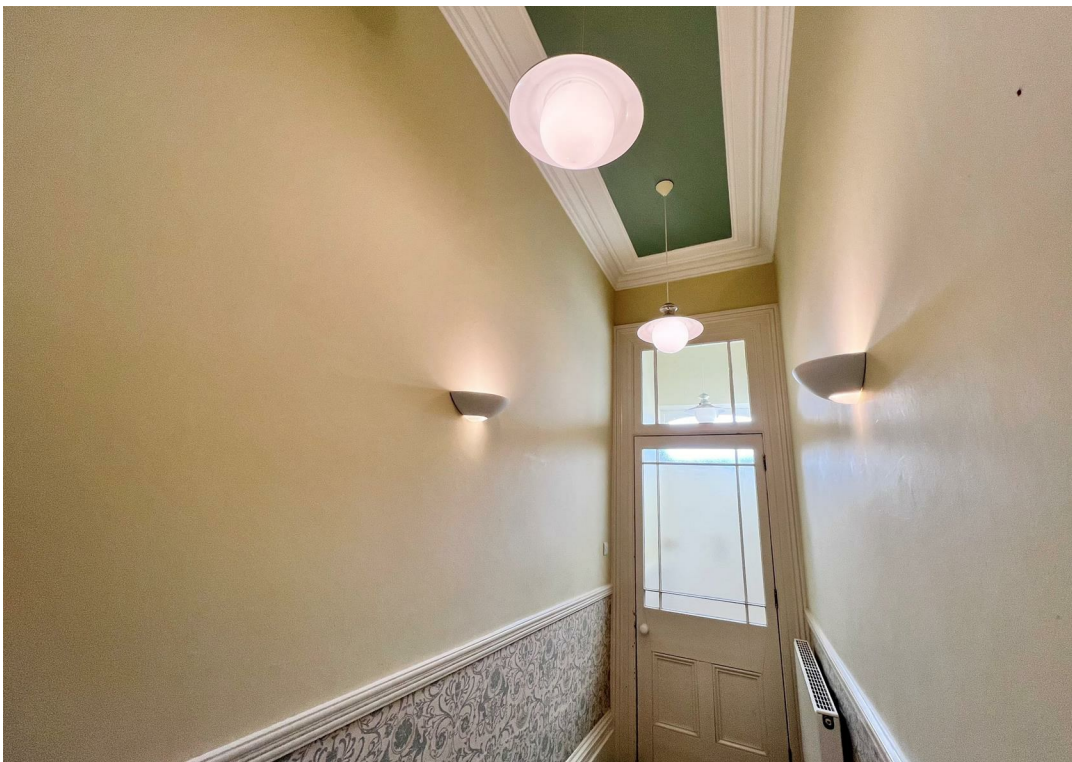
Situated in the resident's car park is the allocated parking space.

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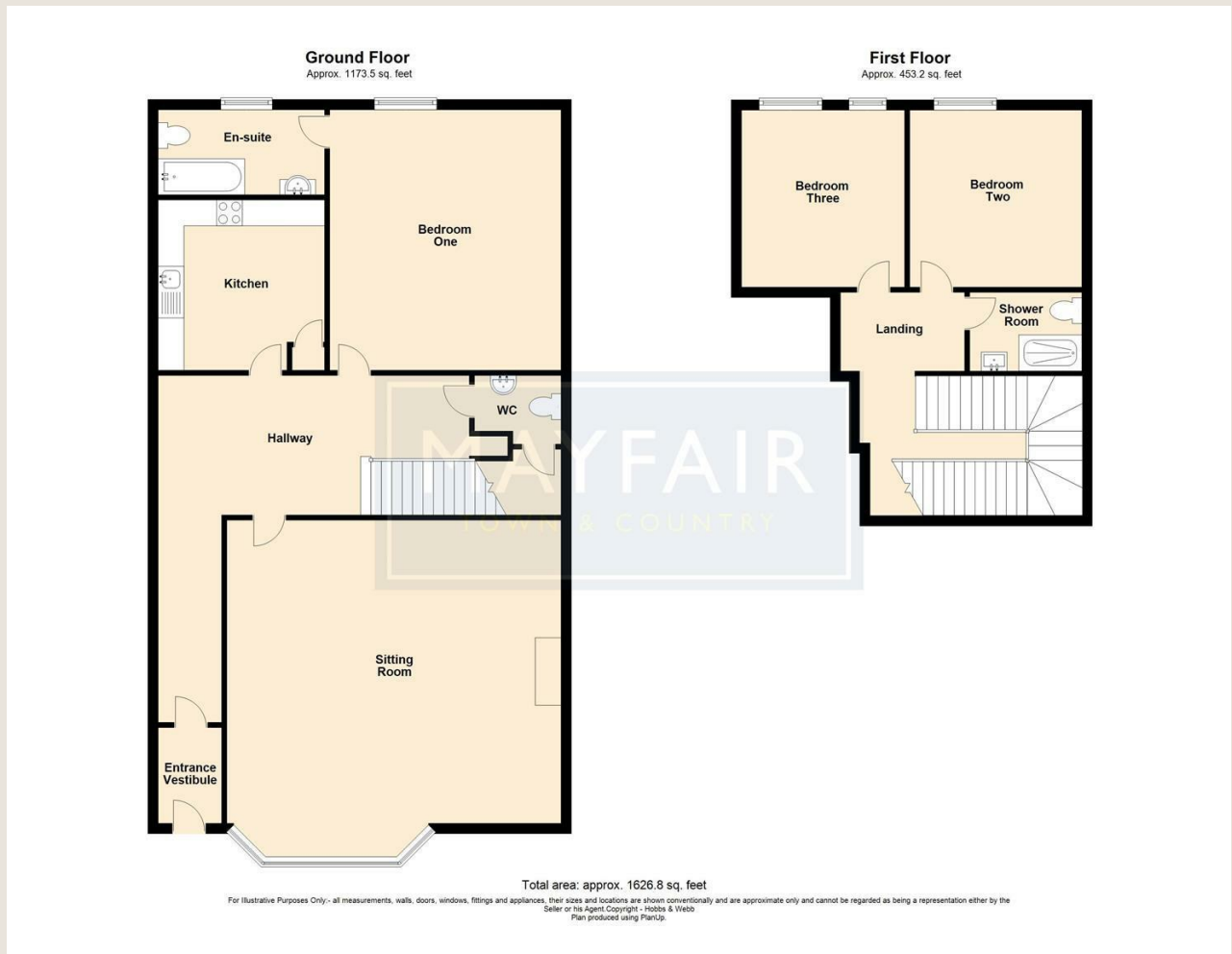
## **Leasehold Information**

We have been advised there is the remainder of a 300 year lease which commenced in 2003. There is an annual ground rent of £175. This property pays 5.5% of the overall annual service charge, determined by the Highbury Management Company. In 2022, this figure was £2185.15 and includes building insurance, general maintenance of the building and communal areas.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

