

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

.....a fresh approach with over 50 years experience



Sea Front £196,000

- * Purpose Built Ground Floor Flat
- * Double Bedroom
- * 23' Lounge/Diner
- * Shower Room
- * Re-Fitted Kitchen
- * Carport



114 High Street, Worle, BS22 6HD

1 Fern Lodge, Beach Road, Weston-super-Mare, BS231BT

Description

Situated on the level overlooking the Beach lawns and very well placed for a stroll into the Town Centre or along the promenade. Local shops in Severn and Whitecross Roads are also within reach as is a regular bus service. The main feature of this ground floor flat is the 23' lounge/diner with views across the beach lawns and beyond. The double bedroom is complemented by a shower room and parking is allocated under a carport.

Accommodation

Entrance Vestibule

Door entry phone for added security.

Entrance Hall

Cupboard housing the hot water cylinder. Shelved cupboard.

Lounge/Diner 23' 0" x 11' 0" (7.01m x 3.35m)

Wall mounted electric fire. Night storage heater. Double glazed patio doors to front with views across the Beach Lawns and beyond. We understand that the seller regularly sat on the small area of patio just outside the patio doors.

Kitchen 12' 5" x 6' 1" (3.78m x 1.85m)

Fitted with a range of floor and wall units with roll edge worksurfaces and tiling to splashbacks. Single drainer stainless steel sink unit. Built-in electric oven, microwave and hob. Integrated fridge/freezer. Washer/drier. Double glazed window to front.

Bedroom 12' 3" x 11' 0" (3.73m x 3.35m)

Built-in wardrobes. Electric heater that can be programmed to come on and off. Double glazed window.

Shower Room 7' 0" x 6' 0" (2.13m x 1.83m)

White suite of double shower enclosure with electric shower, pedestal wash hand basin and low level WC with concealed cistern, Ladder style radiator. Tiled floor. Extractor fan.



Outside

Communal gardens. Carport. Bin Store.

Material Information

We have been advised the following;
Management Charge £475 per quarter.

Electricity- Mains.

Water and Sewerage- Bristol and Wessex Water.

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.