

Harris & Lee
Estate Agents

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01934 519200

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



Off The Sea Front £175,000

- * Purpose Built Second Floor Flat * Lounge/Diner
- * 2 Double Bedrooms * Gas Central Heating
- * Bathroom & En-suite Shower * Allocated Parking



114 High Street, Worle, BS22 6HD

Description

Situated in a tucked away location just off the Sea Front and within a short distance of Marine Lake, perfect if you fancy joining the 'Supermares' who regularly meet for cold water swimming. Alternatively a stroll along the Promenade will take you into the Town Centre offering a wide choice of amenities. A purpose second floor apartment benefiting from gas central heating and double glazing. There are 2 double bedrooms, 1 with an En-suite shower, lounge/diner, kitchen and bathroom. There is parking for 1 car and the property is being sold with no chain.

Accommodation

Shared Entrance Vestibule

Entry via the front of the building or from the car park at the rear. Door entrance phone. Staircase to second floor landing. Personal door to

Entrance Hall

Radiator. Door entry phone. Store cupboard/wardrobe. Access to loft.

Lounge/Diner 13' 11" x 13' 9" (4.24m x 4.19m)

2 radiators. Down lighting. Dual aspect with double glazed windows to front and side. Opening to

Kitchen 9' 9" x 6' 1" (2.97m x 1.85m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer 1 1/2 bowl sink unit with central mixer taps. Space for washing machine. Built-in electric oven and hob with cooker hood over. Wall mounted gas central heating unit.

Bedroom 1 11' 6" x 9' 6" (3.50m x 2.89m)

Radiator. TV pOint. Double glazed window to rear. Door to

En-suite Shower 7' 10" x 4' 2" (2.39m x 1.27m)

White suite of tiled shower enclosure with mains shower, pedestal wash hand basin and low level WC. Extractor fan. Down lighting. Ladder style radiator. Obscure double glazed window to side.

Bedroom 2 10' 4" x 7' 8" (3.15m x 2.34m)

Radiator. Double glazed window to rear.

Bathroom 7' 1" x 6' 0" max (2.16m x 1.83m)

White suite of panelled bath with shower mixer taps, pedestal wash hand basin and low level WC. Ladder style radiator. Down lighting. Extractor fan.

Outside

Parking for 1 car in the space marked number 16.

Tenure

Leashold

Material Information

We have been advised the following; Gas- Mains. 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- Visit the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, fixtures, fittings and equipment are approximate and do not constitute an offer of contract or part thereof. The actual, layout and equipment shown here are not guaranteed and is subject to change without notice. The agent, its agents and equipment shown here are not responsible for any errors or omissions. Made with floorplan12345

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.