



Hobbs & Webb

BEACH ROAD
Weston-Super-Mare, BS23 1SW

Price £380,000



Panoramic Sea views. Located on the top floor of this popular residential block, a penthouse apartment with panoramic sea views over the Beach lawns to the Bristol Channel, Quantock hills, Exmoor and Welsh coast. The versatile accommodation is larger than would normally be expected for a purpose build apartment, enjoys Upvc double glazing, night storage heating, 47 foot enclosed balcony / terrace and 2 covered parking spaces and is currently arranged as lounge, dining room, kitchen, 2 large double bedrooms, the master bedroom with an ensuite shower room, and family bathroom plus 2 walk in storage cupboards. Another unique feature being an lift internally within the flat leading to 2 good sized storage / hobby rooms with power and light. The development which has gated access has ample visitor parking and provides easy pedestrian access to the sea front, train station and nearby high street of Weston-super-Mare. No onward chain must be viewed.

Local Authority

North Somerset Council Tax Band: F

Tenure: Leasehold

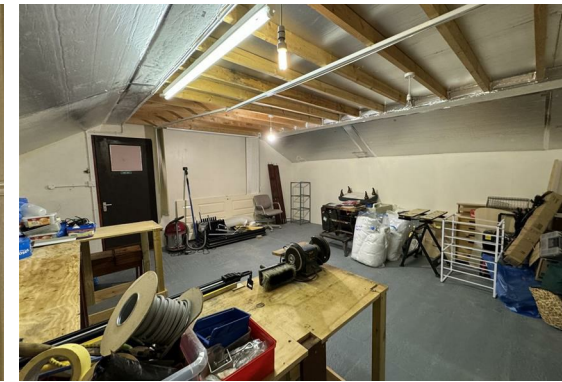
EPC Rating: D

| Energy Efficiency Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 66 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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

01934 644664

info@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Communal entrance

With entry phone system, 2 lifts or staircase rising to the top floor.

7th floor Landing

Inner lobby area with door to Apartment 702.

Entrance Hall

Coved ceiling, dado rail, inset door mat, entry telephone, night storage heater, airing cupboard shelved with hot water tank with immersion heater.

Walk in storage Room

6'8" x 4'05" (2.03m x 1.35m)

Part shelved with light and power.

From the entrance hall, door and further glazed door and side panels to.

Lounge

21'4" x 11'9" (6.50m x 3.58m)

Coved ceiling, 2 double glazed south facing windows with views of the Beach Lawns, Weston bay, Brean Down and the Quantock hills, night storage heater, wired for 2 wall lights, T.V. and satellite point, archway through to.

Dining area

14'10" x 10'9" (4.52m x 3.28m)

Coved ceiling, spot light, double glazed window to sun terrace, recess with display cabinet, night storage heater, dado rail.

Double glazed sliding patio doors from the lounge to.

Sun Terrace

47'10" x 6'3" (14.58m x 1.91m)

Double glazed south, west and north facing windows, attracting a good deal of sun light, providing a fantastic seating area and affording 180 degree panoramic views over the beach lawns to Brean Down, the Quantock Hills, Weston bay, Steep and Flat Holm, Exmoor, the Welsh coast, Knightstone island and Weston Hillside, with power and light, lift to hobby rooms.

Kitchen

12'1" x 8'4" (3.68m x 2.54m)

With borrowed light window from the entrance hall, strip light. Fitted with a range of light oak style units comprising 4 single wall cupboards, double leaded light glass fronted display cupboard, over extractor, eyeline and over cooker units, single bowl and sink tidy double drainer sink with mixer tap over and double cupboard under. Further double and single base cupboards and drawers, 4 ring electric hob with extractor hood and light over, double electric oven and grill, granite effect roll edge work tops with tiled surrounds, plumbing for washing machine and dishwasher, space for fridge / freezer, tiled effect vinolay flooring.

Bedroom 1

20'3" x 12'1" (6.17m x 3.68m)

Including built in bedroom furniture comprising 2 double built in wardrobes, 2 double overhead storage cupboards and 2 bedside cabinets. Double glazed windows affording views to the pier, Birnbeck pier, Weston Hillside and the Welsh coast, night storage heater, double glazed sliding patio westerly facing

PROPERTY DESCRIPTION

doors affording views to the bay and Welsh coast and allowing access to the sun terrace. Door to.

Ensuite Shower room

8'7" x 7'1" max (2.62m x 2.16m max)

Plus built in shelved storage cupboard, fitted with a suite of low level W.C., pedestal wash hand basin with mixer tap over and with shaver light and socket, bidet, double tiled walk in shower cubicle with sliding screen and electric shower, fully tiled walls, electric wall heater and electric heated towel rail.

Bedroom 2

14'11" x 10'10" (4.55m x 3.30m)

Including built in wardrobes with sliding doors and further double built in wardrobe, double glazed window to the sun terrace and affording westerly views to Weston bay and the Welsh coast.

Bathroom

8'2" x 7'2" (2.49m x 2.18m)

Fitted with pedestal wash hand with mixer tap over, and shaver light and socket, fully tiled walls, spa bath with mixer tap with shower attachment, low level W.C., bidet, extractor, electric wall heater and electric heated towel rail.

Hobbies / storage rooms

From the sun terrace a passenger lift rises to 2 useful inter connecting hobbies / storage rooms both with light and power, room 1 measures 17'2" 13'3" (5.23m 4.04m), room 2 measures 18'7" x 17'2" (5.66m x 5.23m).

Outside

Allocated covered parking for 2 cars and ample visitor parking available.

Tenure

Leasehold residue of 999 year lease from the first of December 1990, no ground rent payable maintenance £2592.00 per year.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water metered supply via Bristol Wessex water
- Heating electric night storage heaters
- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the cabinet

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

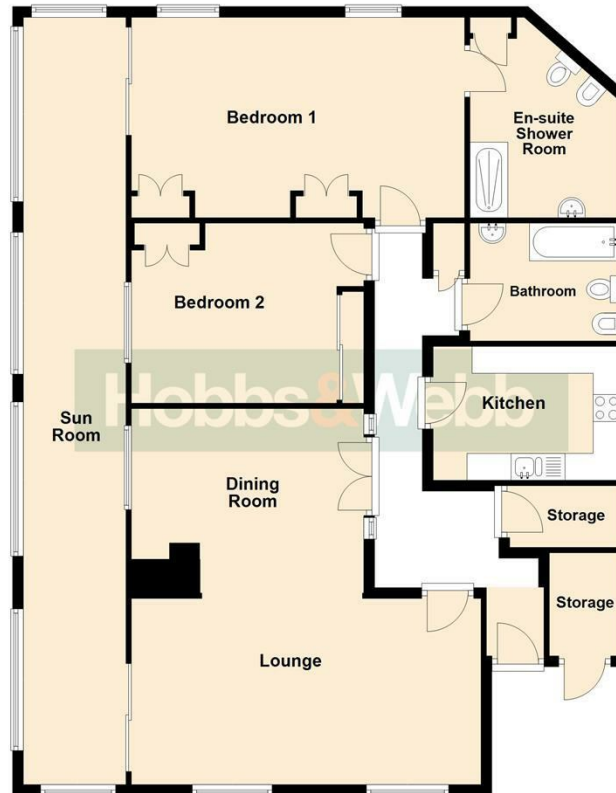






7th floor Penthouse

Approx. 135.1 sq. metres (1454.5 sq. feet)



Total area: approx. 135.1 sq. metres (1454.5 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.