



**Hobbs & Webb**

**BEACH ROAD**  
Weston-Super-Mare, BS23 1NJ

Price £230,000



Far reaching sea views. Located on the third floor of this popular residential sea front block, a purpose built apartment with far reaching sea views over the Beach lawns to the Bristol Channel, Quantock hills, Exmoor and Welsh coast. 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. The apartment itself has a good size westerly facing lounge diner with access to a balcony, again westerly facing and as with the living area affords far reaching views. As well as a kitchen, 2 double bedrooms and shower room there is also a useful internal study or walk in store room which some similar apartments have turned into a further bathroom or utility room, besides the previously mentioned visitor parking there is an allocated covered parking space.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Leasehold

EPC Rating:

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

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

**01934 644664**

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# PROPERTY DESCRIPTION

Communal entrance at ground floor level with entry phone system, stairs or passenger lift to third floor communal landing, doors to inner landing and door to apartment 310.

## Entrance Hall

Coved ceiling, entry telephone, replacement electric wall heater, part timber effect flooring, telephone point, storage cupboard, airing cupboard with replacement factory insulated hot water tank with electric immersion heater.

## Lounge

22'4" x 11'7" (6.81m x 3.53m)

A dual aspect room with coved ceiling, Upvc double glazed window west facing to the front and further south facing window to side with views to the Beach lawns, Weston bay. Brean Down the Bristol channel and the Welsh Coast beyond. 2 Night storage heaters, satellite and T.V. points, timber effect flooring to the dining area, Upvc double glazed sliding patio doors affording westerly views and giving access to.

## Balcony

9'2" x 4'0" (2.79m x 1.22m)

Affording far reaching views and providing a sunny south and west facing seating area enclosed by railings and laid to paving.

## Kitchen

10'5" x 8'8" (3.18m x 2.64m)

Extractor, strip light, borrowed light window from the lounge with views. The kitchen is fitted with range of light oak style units comprising 2 single wall

cupboards, double leaded light glass fronted display cabinet, eye line unit, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under. Further double and single base cupboards and drawers with roll edge work tops over with tiled splash back and surrounds, 4 ring electric hob, integrated electric double oven, plumbing for a washing machine, timber effect flooring.

## Study

8'8" x 6'3" (2.64m x 1.91m)

Light, useful study or storage space, some apartments have also created further bathrooms.

## Bedroom1

15'8" x 10'4" max (4.78m x 3.15m max)

Upvc double glazed south facing window to side with views to the Quantock Hills.

## Bedroom 2

10'4" x 7'10" (3.15m x 2.39m)

Upvc double glazed window to side.

## Shower room

10'9" x 6'0" (3.28m x 1.83m)

Fitted with a white suite of Corner tiled shower cubicle with screen and electric shower, pedestal wash hand basin, low level W.C. tiled surrounds, tiled floor, extractor, electric wall heater, electric heated towel rail.

## Outside

Allocated covered parking space, use of ample visitor parking.

# PROPERTY DESCRIPTION

## Tenure

Leasehold 125 year lease from 12/06/1992, maintenance £261 per month  
no ground rent.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water via mains metered supply by Bristol Wessex water
- Heating via electric room heating
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







### Third Floor

Approx. 78.5 sq. metres (844.6 sq. feet)



Total area: approx. 78.5 sq. metres (844.6 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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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 effect 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. 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.