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Estate Agents

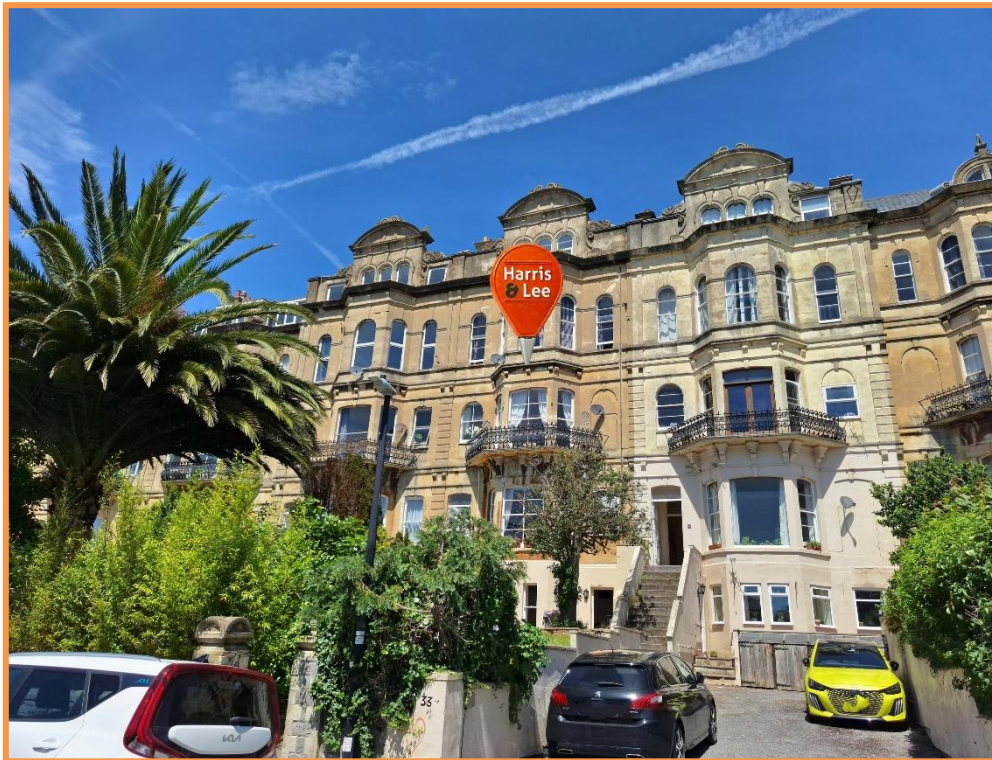
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01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Weston Hillside

£210,000

- * *Panoramic Sea Views*
- * *Well Presented Throughout*
- * *Two 'Double' Bedrooms*
- * *21' Sitting Room*
- * *NO ONWARD CHAIN*
- * *Hillside Location*



114 High Street, Worle, BS22 6HD

Flat 3, 52 South Road, Weston Super Mare BS23 2HE

Description

Situated on an elevated position on Weston Hillside with Panoramic Views Across Weston Beach, Steep Holm Island and over to Crooke Peak. This 2 Bedroom Victorian Flat comes to the market with NO ONWARD CHAIN complications. The property offers spacious, bright and airy accommodation with plenty of character and charm including, large entrance hallway, high ceilings with decorative cornices and a balcony to enjoy the far reaching views. The Property also benefits from 2 generous size bedrooms, 21ft Lounge with Bay windows and ample storage. Early Viewing Advised.

Accommodation

Entrance

Steps up to the communal entrance door with secure entry point. Opening to the communal entrance hall with steps up to the flat.

Entrance Hallway 10' 6" x 11' 11" (3.20m x 3.63m)

A Bright entrance hallway with doors to the main rooms. Radiator with decorative cover. high, coved ceilings, dado rail and picture rail. Large storage cupboard housing gas meter and shelving.

Inner Hallway 5' 6" x 4' 8" (1.68m x 1.42m)

Picture rail, dado rail, telephone point. Door to Main Bedroom. Saloon doors to

Kitchen/Breakfast Room 12' 6" x 8' 10" (3.81m x 2.69m)

An L-Shaped room fitted with a range of wall mounted and base units with roll edge worksurfaces and tiled to splashback. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Oven with Gas hob and cooker hood over. Included in the sale are the Hoover washing machine and the Beko, upright Fridge Freezer, along with the cooker. Ceiling mounted drying rack. Glazed Sash window to rear aspect. Vinyl floor covering. Wall mounted Ideal Combination boiler. Space for additional under counter appliance. Radiator. Picture rail.

Bedroom 1 18' 6" x 10' 2" (5.63m x 3.10m)

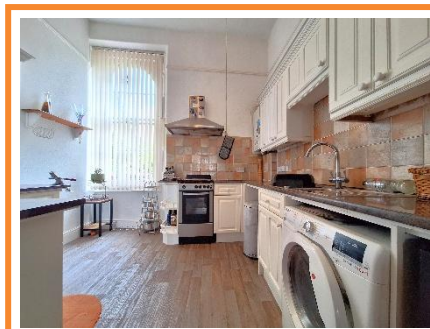
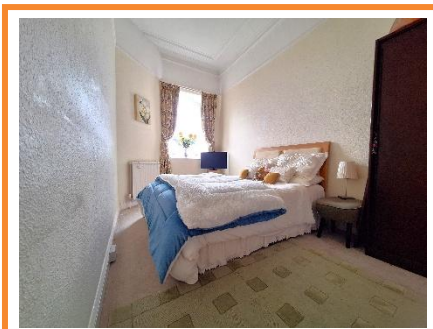
Picture rail, dado rail. Glazed Sash window to rear aspect. Radiator. Free standing double wardrobe with sliding mirrored door. Ceiling fan.

Bedroom 2 17' 8" x 8' 5" (5.38m x 2.56m)

Glazed Sash window to front aspect. Picture rail, dado rail, high ceiling. Freestanding wardrobe.

Sitting Room 21' 9" x 16' 8" into Bay (6.62m x 5.08m)

A stunning room with high ceilings, decorative cornice and ceiling rose. Coal effect fireplace with hearth and surround. Dado rail, picture rail. Bay Sash window to front aspect with far reaching views from Crooks Peak, across Weston beach and over to Steep Holm Island. Access to Balcony with wrought Iron railings and tiled floor.



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.

Bathroom 9' 1" x 10' 6" (2.77m x 3.20m)

Comprising panelled bath. Separate double shower enclosure with electric Mira shower over and tiled walls. W.C. Pedestal wash hand basin with storage under. Tiled floor. Large, shelved storage cupboard. Obscure safety glass window giving borrowed light from sitting room. Spotlights.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Built in 1856. 999 years remaining from 1986 when converted.

All owners become directors for the management company.

£690.00 paid 6 monthly, to include building insurance.

1017 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

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 error, 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 as to their operability or efficiency can be given.

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