

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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



**Lower Kewstoke Road**

**£416,500**

- \* Unique 1930's Detached
- \* Superb Coastal Views
- \* 3 Good Size Bedrooms
- \* Balcony/Sun Terraces
- \* L-shaped Garage
- \* Must Be Viewed



**114 High Street, Worle, BS22 6HD**

# Crossways, 92 Lower Kewstoke Road, Worle, W-s-M, BS22 9LF

## Description

An opportunity to acquire a unique, stylish and immaculate 1930's detached house, guaranteed to tug at the heartstrings and with plenty of 'wow factor! This really is an emotional and 'lifestyle' choice with extensive balcony/wooden decked terraces providing 'breathtaking and far reaching coastal views', towards Sand Bay and the Welsh coastline in the distance. There are so many features, both inside and outside the property including 22' split level living room, 18' split level kitchen/breakfast room with Rayburn style stove, L-shaped garage/workshop with integral access, 3 good size bedrooms and re-styled bathroom. There's even a 'well' in the rear garden and a cellar! Put simply viewing is essential if you are seeking something different, full of charm and character, with stunning views!

## Accommodation

### Entrance

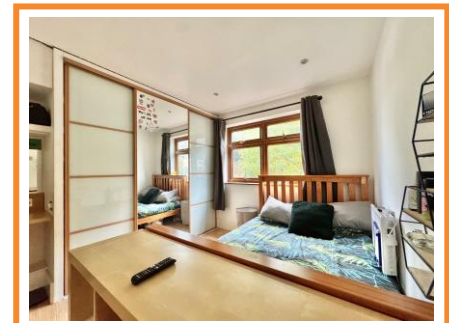
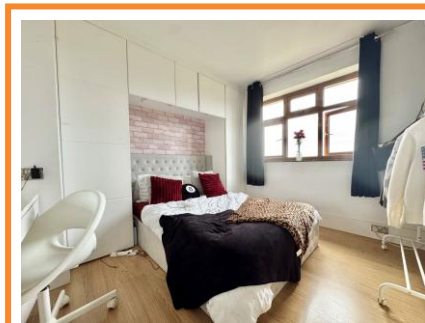
Gated access and steps down to an attractive entrance porch with wooden pillars and cobbled effect under foot. Double glazed front entrance door opening to

**Entrance Hall** 11' 0" x 6' 2" (3.35m x 1.88m) including staircase rising to the first floor accommodation with built-in storage cupboard beneath. Wooden flooring, radiator, recessed spotlights, alarm control panel.

**Living Room** 22' 1" x 14' 0" (6.73m x 4.26m) reducing to 10'4" minimum. A stylish split level triple aspect reception room with light oak effect UPVC double glazed windows to front, side and rear. Angled steps rise up to a raised dining area, providing character, in addition to a wooden ceiling beam and feature fireplace. The fireplace consists of a coal effect gas fire with wooden surround and mantle over. Coved ceiling with recessed spotlights, radiator and electric wall heater. There are lovely far reaching views to the rear aspect towards Sand Bay and the Welsh Coastline.



**Kitchen/Breakfast Room** 18' 7" x 10' 0" (5.66m x 3.05m) reducing to 7'1". Another characterful split level room with double glazed double doors which open out onto a balcony/terrace with superb coastal views to the rear aspect. Fitted farmhouse/cottage style wall and base units with wooden work surfaces plus double bowl 'Belfast' style sink unit. Mixer tap over and tiling to splash backs. Feature Rayburn stove providing cooking and central heating facilities as well as a particular focal point to the room. Display alcove with shelving above the sink unit. Step up to a breakfast area with space for table and chairs plus double glazed window to front aspect. Wooden door leading through to



**Utility** 6' 10" x 4' 2" (2.08m x 1.27m) Split level quarry tiled floor. Work surface with space below for tumble dryer and washing machine. Wall cupboards. Latched door to useful storage cupboard. Latched double doors providing integral garage access.

**First Floor Landing** 11' 0" x 6' 3" (3.35m x 1.90m) including staircase. Low energy recessed spotlighting. Light oak UPVC double glazed window to front aspect.

**Bedroom 1** 14' 0" x 10' 8" (4.26m x 3.25m) maximum. Including fitted storage along one wall with single and folding doors. Plate/picture rail. Recessed spotlights. Radiator. Dual aspect light oak UPVC double glazed windows to front and rear with stunning far reaching views to the rear towards Sand Bay and Sand Point, Clevedon and the Welsh Coastline.



**Bedroom 2** 11' 0" x 10' 3" (3.35m x 3.12m) maximum including fitted wardrobes to one wall with sliding doors, one mirrored. Adjacent dressing table/desk with power point and down lighting. Radiator. Recessed spotlights. Double glazed window to front aspect. Wall mounted electric heater.

**Bedroom 3** 10' 10" x 10' 3" (3.30m x 3.12m) maximum including wardrobes to either side of bed space with overhead cupboards, plus a useful space saving 2 tier dressing table set around a radiator with mirror above. Laminate flooring, access to loft space. Double glazed window providing stunning far reaching views to the rear towards Sand Bay and Sand Point, Clevedon and the Welsh Coastline.



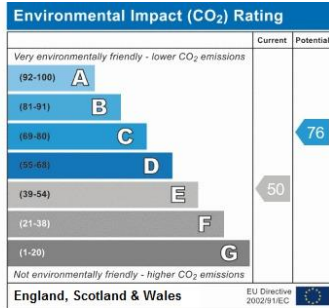
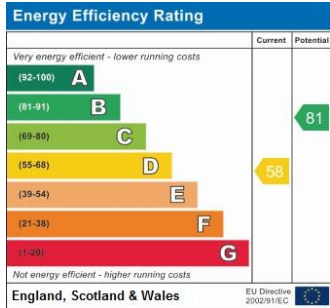
**Bathroom** 7' 5" x 7' 1" (2.26m x 2.16m) A dual aspect room with a stunning newly fitted white suite, comprising panelled bath with central mixer tap, inset into the tiled wall. Fully enclosed shower with metro style tiling. Wall mounted wash hand basin. Light oak UPVC double glazed windows to front and side aspect affording plenty of natural light. Wall mounted W.C.



### Outside

Attractive courtyard style front garden with shelter provided by the porch, laid to a 'cobbled effect' including the pathway. A brick retaining wall encloses the courtyard and provides a higher tier boasting an array of flowers and shrubs, enclosed once more by railings. Gated access to an adjacent driveway providing off road parking, leading to the garage/workshop accessed via single or double doors. The garage is larger than usual measuring 17'6" x 9' increasing to 15'9", forming an L-shape. The garage can provide ample storage plus a work station exists in addition to power and light. Windows to the rear provide natural light and lovely views and a particular feature here is a hatch which lifts up to provide access beneath the property, again ideal for storage. A stable style door opens into the rear garden. The rear of the property may well be the reason that someone opts to purchase this property, extensive balcony/terrace runs along the rear elevation of the house and garage and projects out further, forming roughly an L-shape, providing flexible and ample sitting and dining opportunity, taking advantage of superb far reaching views towards Sand Bay and the Welsh Coastline. A spiral staircase from the sun terrace leads down to the main rear garden, parts of which are set beneath the balcony/terrace providing atmosphere and shade. Sheltered storage is available below the decking and there is even a 'well' in one corner. Gated side access to the front of the property.

## Energy Performance



## Other Material Information

**C. Tax Band – C**

**Gas – Mains**

**Electric – Mains**

**Water – Mains**

**Broadband –** Openreach suggests that Full Fibre is available to order with speeds upto 1600Mbps.

**Virgin Media –** Not currently available at this address.

**Flood Risk –** According to the .Gov.UK website there is a low chance of yearly flooding,

There is a very low chance of flooding from Surface Water and floods from groundwater or reservoirs is unlikely.

**Tenure - Freehold**

## Rear Garden & Views



GROUND FLOOR  
APPROX. FLOOR  
AREA 765 SQ. FT.  
(71.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 480 SQ. FT.  
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1246 SQ. FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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