



4 BEACH COURT, W-S-M

ASKING PRICE OF £235,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- GARAGE AND PARKING
- SEA-FRONT LOCATION
- LEASEHOLD PROPERTY

4 BEACH COURT, BS23 1BD



Offered for sale with no onward chain, this superbly presented two-bedroom first floor apartment enjoys an enviable seafront position and benefits from a garage and visitor parking, making it an ideal main residence, or holiday home.

The property is accessed via a secure, buzzer-controlled communal entrance hall with lift and stair access to the first floor, providing both convenience and peace of mind. Upon entering the apartment, a welcoming hallway provides access to all principal rooms. There are two generously sized double bedrooms, both well presented and offering ample space for furnishings. The recently refitted shower room has been finished to a high standard with modern fittings and a stylish, contemporary design.

The recently refitted kitchen is thoughtfully designed and fitted with a range of integrated appliances, complemented by ample worktop and storage space. It opens into a spacious and bright lounge/dining area, creating an ideal space for both everyday living and entertaining. Large doors from the lounge lead onto a well-presented private balcony, which provides a pleasant outlook over Ellenborough Park and offers the perfect place to relax and enjoy the surroundings.

Externally, the property further benefits from a private garage and visitor parking, ensuring convenient parking options. The well-maintained communal gardens are attractively landscaped and enjoy views towards the sea, enhancing the overall appeal of this fantastic coastal home.

LOCATION

Beach Court occupies a highly desirable seafront position in Weston-super-Mare, offering the perfect blend of coastal life and everyday convenience. Located directly on the promenade, residents enjoy immediate access to the beach and beautiful views across the Bristol Channel. The property is just a short distance from the town centre, with its range of shops, cafés, restaurants, and attractions including the iconic Grand Pier. Nearby green spaces such as Ellenborough Park provide pleasant areas for walking and relaxation. Excellent transport links, including rail connections to Bristol and beyond, make Beach Court an ideal location for both permanent living and seaside escapes.

COMMUNAL HALL

Buzzer operated front door, foyer laid to carpet, lift and stairs to first floor.

HALL

Flooring laid to carpet, access to all rooms, storage and airing cupboards.

BEDROOM

11' 9" x 11' 1" (3.6m x 3.4m) UPVC double glazed window to rear, flooring laid to carpet, electric quantum heater.

BEDROOM

9' 6" x 8' 10" (2.9m x 2.7m) UPVC double glazed window to rear, flooring laid to carpet, electric quantum heater.

SHOWER ROOM

7' 10" x 6' 6" (2.4m x 2.0m) Fitted double shower, low level WC, hand wash basin, vinyl flooring, heated towel rail, extractor fan.

4 BEACH COURT, WESTON-SUPER-MARE, BS23 1BD

KITCHEN

12' 9" x 6' 10" (3.9m x 2.1m) UPVC double glazed window to side, wall and floor mounted cupboards with countertop over, inset sink and drainer, integrated hob and cooker, integrated fridge/freezer, integrated dish washer, integrated washing machine, vinyl flooring, opens into lounge/diner.

LOUNGE/DINER

17' 8" x 14' 9" (5.4m x 4.5m) UPVC double glazed windows to front and side, sliding balcony doors to front, flooring laid to carpet, electric quantum heating.

BALCONY

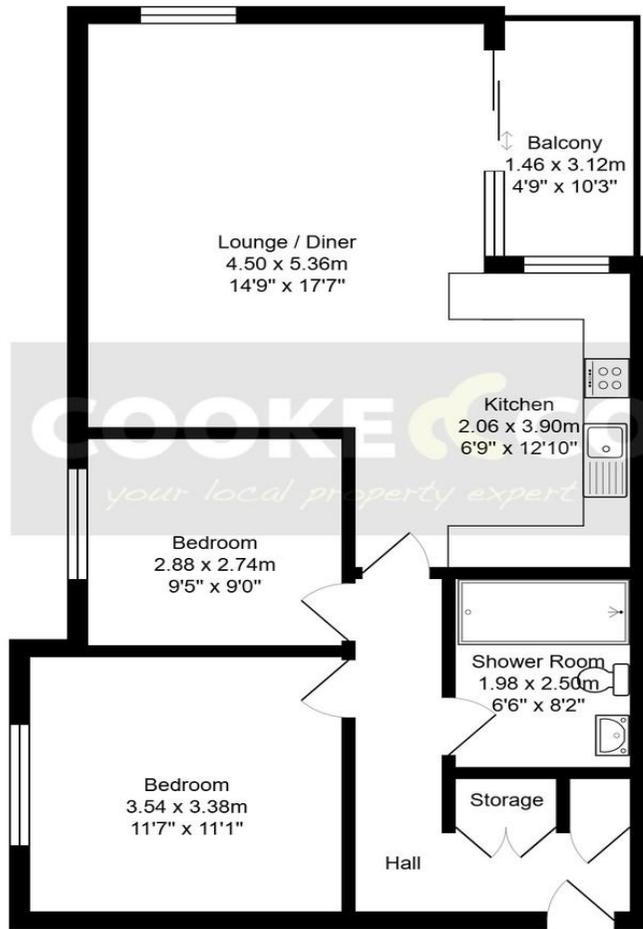
10' 2" x 4' 11" (3.1m x 1.5m) Tiled balcony with views over Ellenborough Park

AGENT'S NOTES

Please be aware this building has a "no pets and no lets" stipulation in the lease.



Council Tax:
Band C
Local Authority:
North Somerset District Council



First Floor
 Total Area: 69.4 m² ... 747 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

OFFICE CONTACT INFO

236 High Street
 Worle
 Weston-Super-Mare
 Avon
 BS22 6JE

01934 522244
enquiries@cookeproperty.co.uk
www.cookeproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

