



ROZEL HOUSE, SEAFRONT, WSM

ASKING PRICE OF £220,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- ALLOCATED PARKING
- GENEROUS LIVING SPACE
- GROUND FLOOR FLAT
- SOUGHT-AFTER LOCATION
- LEASEHOLD PROPERTY

BIRNBECK ROAD, WSM, BS23 2BU



This well-proportioned two-bedroom leasehold apartment, offered with no onward chain and benefiting from allocated parking, is situated within an iconic, purpose-built development on Weston-super-Mare's seafront.

Rozel House enjoys a prime frontline position along Weston-super-Mare's renowned seafront, just a short distance from the beach and a wide range of local amenities including restaurants, cafés, and shops. The building benefits from both stair and lift access to the upper floors.

The apartment is located to the rear of the building and offers a practical and well-balanced layout. Accommodation briefly comprises a bright living/dining area, a separate kitchen fitted with a range of wall and base units, two well-sized bedrooms, and a bathroom. The main bedroom further benefits from its own ensuite facilities.

Offered with no onward chain, this property presents an excellent opportunity for buyers seeking a home in a highly desirable coastal location. Its convenient position places it within easy reach of the seafront, town centre, and a variety of everyday amenities. Excellent transport links are also nearby, including access to Junction 21 of the M5, a mainline train station providing connections across the country, and regular bus services serving the town and surrounding areas.

COMMUNAL ENTRANCE

A commanding communal entrance area with an entry phone system, hallway, stair flight, and access to the ground floor apartment.

HALLWAY

An inviting entrance hallway area with an electric skirting heating system, two useful storage cupboards, entry phone system, spotlight clusters, and doors to principal rooms.

LOUNGE/DINER

18' 0" x 21' 7" (5.5m x 6.6m) UPVC double glaze windows to rear electric skirting heating system, flooring laid to carpet.

KITCHEN

9' 10" x 6' 6" (3.0m x 2.0m) wall and floor units, worktops with tiled splashbacks, inset one and a half stainless steel sink and drainer with swan neck mixer tap, four-ring electric hob, oven under and extraction hood over, space and plumbing for appliances.

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BATHROOM

6' 10" x 6' 2" (2.1m x 1.9m) Electric skirting heating system, a low-level WC, heated towel rail, wash hand basin with tiled splashback over, a vanity unit, a paneled bath with shower attachment, part-tiled walls, extraction fan.

BEDROOM

10' 9" x 10' 2" (3.3m x 3.1m) UPVC double glazed window to rear, electric skirting heating, flooring laid to carpet, access to ensuite.

ENSUITE

6' 6" x 6' 6" (2.0m x 2.0m) Low level WC, hand wash basin, shower cubicle, extractor fan.

BEDROOM

10' 9" x 8' 10" (3.3m x 2.7m) UPVC double glazed window to rear, electric skirting heating, flooring laid to carpet.

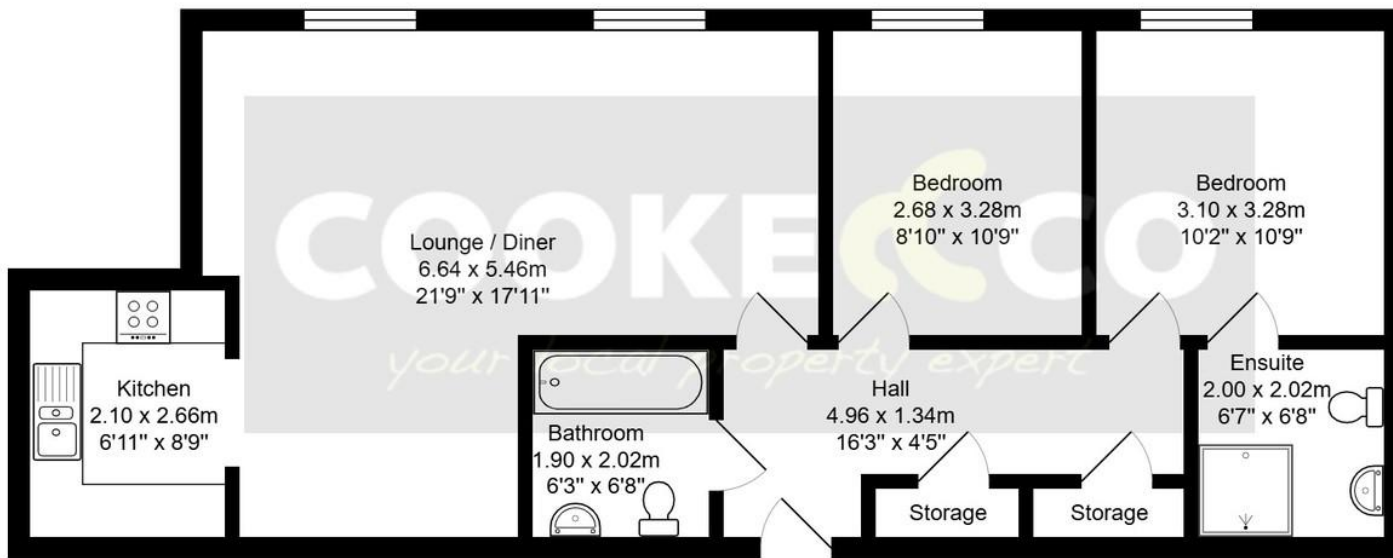


Council Tax:

Band D

Local Authority:

North Somerset District Council



Ground Floor
 Total Area: 74.5 m² ... 802 ft²
 All measurements are approximate and for display purposes only.



EPC pending

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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

