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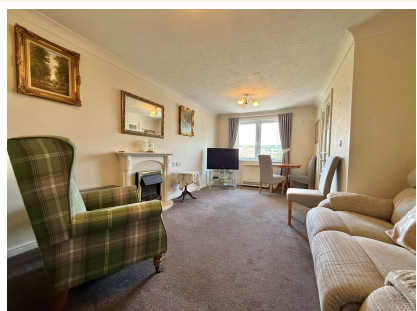
Helping you move with 100 years combined staff experience



Eddington Court

£90,000

- * Purpose Built 4th Floor Flat
- * Partial Sea Views
- * 16' Double Bedroom
- * House Manager
- * 17'9" Living Room
- * Communal Gardens



114 High Street, Worle, BS22 6HD

78 Eddington Court, Beach Road, Weston-s-Mare, BS23 1DH

Description

What a lovely place to retire to, with all of the facilities and safety features you would expect. Eddington Court is ideally situated for the Sea Front, Promenade, Beach Lawns and town shopping facilities and yet is tucked away in a private setting with attractive south facing landscaped communal gardens to enjoy. This particular 4th floor 1 bedroom apartment occupies a front position within the building, benefitting from partial sea views and views to Weston Hillside. There is a 17'9" living room, 16' double bedroom, built in storage, 24 hour pull cord system, lift access to all floors. Communal and visitor parking. Offered with 'no onward chain'.

Accommodation

Entrance

Communal entrance with intercom opening to an impressive foyer and communal lounge for social gathering. Lift or stairs to the 4th floor, door opening into

Entrance Hall

Coved ceiling with access to loft space. Built-in cupboard measuring 5' x 3'4", with light and storage.

Living Room 17' 9" x 11' 2" (5.41m x 3.40m) max into recess. Fireplace, coved ceiling, electric heater. Small cupboard. Double glazed window enjoying partial views towards Weston sea front and hillside. Double doors to

Kitchen 9' 0" x 5' 8" (2.74m x 1.73m)

Fitted wall and base units, roll edge work surfaces, sink unit with tiling to splash backs. Integrated oven and hob with cooker hood over. Space for under counter appliances. Dimplex electric heater. Coved ceiling. Double glazed window to front with hillside views.

Bedroom 16' 0" max x 8' 7" (4.87m x 2.61m) plus mirrored wardrobes to one wall. Coved ceiling, electric heater. Double glazed window to front with hillside views.

Shower Room 6' 10" x 5' 7" (2.08m x 1.70m)

Good size shower enclosure, vanity unit/wash hand basin with cupboard below, WC. Tiling to walls, coved ceiling. Dimplex electric wall heater.

Outside

There is communal parking facility to the front of the building with additional visitors parking available. There are attractive communal gardens for the residents use to the rear of the building, enjoying a south facing aspect, principally laid to lawn with mature shrubs and trees, plus seating areas.

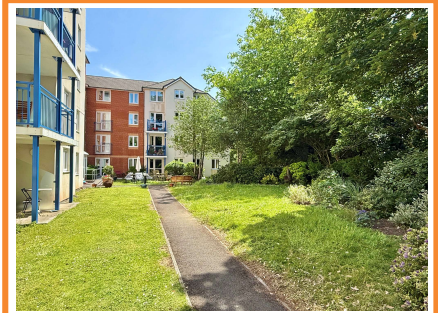
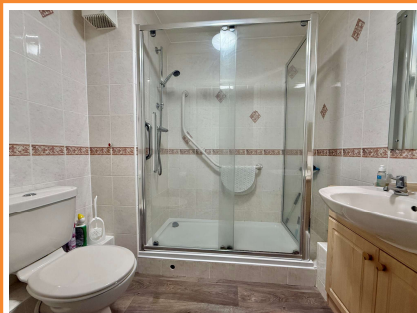
Tenure

Leasehold. 125 year lease from 2004. We understand that annual maintenance charge is £2207.88, this includes building insurance and water. The annual ground rent is £450, £225 paid every 6 months.

Other Material Information

Electric heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Age restriction - single applicants must be 60 years old, if a couple the younger person must be 55 years old.

The energy rating for this property is 'B'.



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.

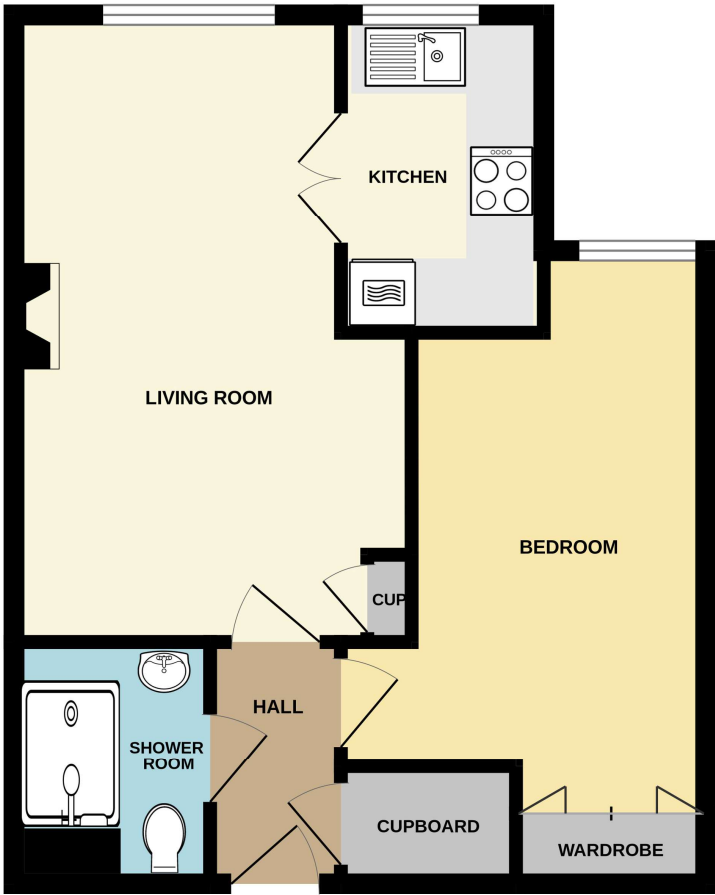
Partial Sea Views



Residents Lounge



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 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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