



**Hobbs & Webb**

**BEACH ROAD**  
Weston-Super-Mare, BS23 1BU

Price £250,000





Sold with no onward chain, a good sized purpose built apartment for those aged over 55, situated on Weston-super-Mare sea front over looking the Beach lawns and affording views to Weston bay, Flat Holm and Steep Holm the Bristol Channel and the Welsh coast beyond. The property has been redecorated and carpeted and enjoys Upvc double glazing and gas central heating with the accommodation which is approached via stairs or passenger lift to the second floor comprises, an entrance hall, lounge diner with views and leading to a balcony again with views and westerly facing thus attracting a good deal of afternoon and evening sun. There is a modern kitchen and bathroom as well as a separate WC, and 2 good size double bedrooms, outside a garage with electric up and over door and with power and light and use of visitor parking, leasehold.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TO ARRANGE A VIEWING OR FOR FURTHER  
INFORMATION ON THIS PROPERTY PLEASE CONTACT  
OUR SALES TEAM

**01934 644664**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Communal entrance

Approached via communal entrance at the rear of the building with door to lobby, entry telephone system and inner door to communal hall way, stairs or lift to the second floor communal landing, door to apartment 22.

## Entrance Hall

Entry telephone, single radiator, 2 useful shelved storage cupboards., half glazed door to.

## Lounge / diner

23'5" cx 16'5" to 8'5" dining area (7.14m cx 5.00m to 2.57m dining area)  
Coved ceiling, double radiator, TV and telephone points, Upvc double glazed sliding patio doors and 2 picture panel windows to either side affording views to Weston bay, and the Welsh coast beyond and also giving access to Balcony 15'2" x 6'6" max (4.62m x 1.98m max), enclosed by glazed screen with tiled floor, being westerly facing and providing a sunny place to relax and dine and again affording views the Bay and Welsh coast.

## Kitchen

10'5" x 7'7" (3.18m x 2.31m)  
9 spot lights, fitted with white high gloss units comprising 3 double wall units and 4 single wall cupboards with matching extractor hood and light, integrated fridge and freezer. Single bowl single drainer porcelain sink with mixer tap over and base cupboard under, further double and single base cupboards and triple base drawers with 2 deep pan drawers with roll edge works tops over and tiled surrounds, integrated dishwasher, 4 ring induction hob, integrated electric oven, single radiator, timber effect flooring.

## Cloakroom

4'4" x 4'1" (1.32m x 1.24m)  
4 spot lights, fitted with a white suite of low level WC, vanity wash hand basin with mixer tap over double cupboard under, 2 wall cupboards, fully tiled walls, extractor, radiator, timber effect flooring.

## Bathroom

7'2" 5'5" (2.18m 1.65m)  
9 Spot lights, double and single wall storage cupboards, fitted with a modern white suite of P shaped bath with curved screen and mains mixer shower unit over. low level WC, vanity wash hand basin with mixer tap over and double cupboard under, wall mirror and fully tiled walls, extractor, radiator, timber effect flooring.

## Bedroom 1

18'6" x 9'9" (5.64m x 2.97m)  
A dual aspect room with Upvc double glazed windows to side and rear, radiator, built in double wardrobe and further cupboard housing Valliant gas fired boiler providing hot water and central heating.

## Bedroom 2

15'4" x 9'9" (4.67m x 2.97m)  
Upvc double glazed window to the rear, radiator.

## Outside

Single garage with electric up and over door with power and light, use of visitor parking.

# PROPERTY DESCRIPTION

## Tenure

Leasehold residue of 999 year lease form 25/12/1979 ground rent of £25 per year maintenance £1800 per year.

## Agents Note

Purchasers must be over 55 years of age.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water Mains supply Bristol and Wessex water
- Heating Via gas central heating
- Sewerage Mains drainage via Bristol Wessex water
- Broadband via fibre to the cabinet

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

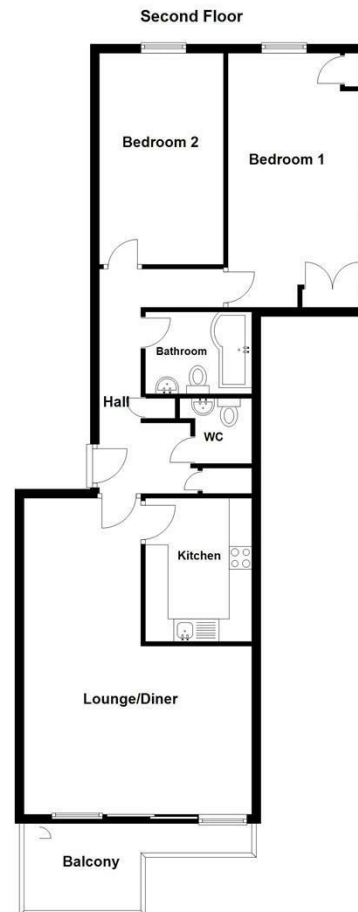












# Hobbs & Webb

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.