HOUSE FOX
ESTATE AGENTS

FOR SALE

2 Sandcroft Warren Road, Brean - TA8 2RP

£260,000 Leasehold







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HOUSE FOX ESTATE AGENTS PRESENTS... An exceptional opportunity to acquire a stunning luxury residential lodge within an exclusive gated development of just three properties, enjoying an enviable position in the heart of Brean. Established in 2019 and offering twelve-month residential use, private beach access and spectacular coastal views towards the distant Mendip Hills, this outstanding property combines luxurious contemporary living with privacy, tranquillity and a wonderful seaside lifestyle.

Designed to an exceptional standard, this architecturally inspired lodge boasts a striking contemporary exterior, extensive glazing and beautifully finished interiors. A particular highlight is the impressive **30ft raised sun terrace**, enclosed by stylish glass balustrading and enjoying wonderful coastal views. Providing a superb setting for outdoor dining, entertaining or relaxation, the terrace perfectly complements the property's elevated position and stunning surroundings.

Internally, the beautifully appointed accommodation offers an exceptional combination of space, style and practicality, enhanced by high-pitched ceilings, exposed beams and attractive timber effect flooring. The impressive open-plan living and dining area forms the heart of the home, with expansive bi-fold doors flooding the interior with natural light and opening directly onto the terrace, effortlessly connecting indoor and outdoor living.

The stunning luxury kitchen features elegant marble finishes, contemporary cabinetry and an excellent range of integrated appliances, including a five-burner gas hob, oven, microwave, dishwasher,

- Stunning Ultra Modern Lodge
- Open plan kitchen living area
- Modern kitchen with integrated appliances
- Two Double Bedrooms Both En-suite
- Spacious decked patio for outdoor entertaining
- Far Reaching Sea Views
- Private Beach Access
- Ample driveway parking



fridge/freezer and combined washer/dryer. A practical utility area and separate cloakroom provide additional everyday convenience.

The accommodation continues with **two generous double bedrooms, both benefiting from luxurious en-suite facilities**. The impressive principal bedroom also features a spacious walk-in wardrobe, creating an elegant and practical private retreat, whilst the second bedroom provides equally comfortable accommodation for family or guests.

Outside, the property continues to impress with a delightful private raised deck enjoying attractive coastal views, ideal for relaxing and entertaining. A substantial storage shed (by negotiation) and generous private parking for two or more vehicles further enhance the property's appeal, whilst the secure electric gated entrance provides additional privacy and exclusivity.

Constructed to **British Standard BS 3632** and benefiting from a **10-year Platinum Seal structural warranty**, this exceptional lodge offers quality construction and modern comfort. Its outstanding location in central Brean provides convenient access to local amenities, restaurants and leisure attractions, whilst private access to the magnificent sandy beach and the nearby Brean Point coastline offer wonderful opportunities for walking and enjoying the surrounding scenery. Burnham-on-Sea and Weston-super-Mare are also within easy reach.

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MAIN ENTRANCE
Via electric gate. Driveway up to lodge with parking for 2 cars. Rear gate to entrance. uPVC door into:

UTILITY/HALL
Built in storage utility space housing combination boiler & plumbing. Inset spot lights. Wood effect laminate floors. Radiator. Door to

CLOAKROOM
5'4" (1.63m) x 2'8" (0.81m) Rear aspect uPVC double glazed window. Extractor fan and central light. Comprising low level WC and wash hand basin.

OPEN-PLAN LIVING/KITCHEN AREA
OPEN PLAN LIVING AREA - 20'6" (6.25m) x 18'0" (5.49m) Kitchen Area - 11'9" (3.58m) x 10'5" (3.18m) Rear aspect uPVC double glazed window. Solid oak flooring throughout. Inset 1½ bowl ceramic sink. Fitted with eye and base level units with marble work top surface over. Integrated dishwasher, fridge freezer, washer/dryer, microwave, oven and 5 ring gas hob with extractor fan over. Suspended ceiling with spot lights and hanging ceiling lights. Radiator. Lounge & Dining Area - 18'8" (5.69m) x 13'3" (4.04m) Front aspect patio doors on to raised decked balcony. Solid oak flooring. Electric fireplace. TV point. Doors to bedrooms 1 and 2.

BEDROOM ONE
11'5" (3.48m) x 9'6" (2.9m) Front aspect uPVC double glazed patio doors to balcony. Carpet. Spot lights. TV point. Radiator. Opening to: walk-in Wardrobe Area: 9'6" (2.9m) x 3'9" (1.14m) Side aspect uPVC double glazed window. Door to:

En-SUITE for BEDROOM ONE
7'9" (2.36m) x 5'3" (1.6m) Rear aspect uPVC double glazed window. 3 piece suite comprising low level WC, wash hand basin and walk in shower with rain effect shower head. Extractor fan. Solid oak flooring. Stainless steel heated towel rail.

BEDROOM TWO
13'2" (4.01m) x 8'8" (2.64m) Front aspect uPVC double glazed window. Carpet. Built in wardrobes. Spot lights. TV point. Radiator. Side aspect uPVC double glazed door to:

En-SUITE BEDROOM TWO
8'8" (2.64m) x 6'7" (2.01m) Rear aspect uPVC double glazed window. 3 piece suite comprising low level WC, wash hand basin and panel bath with shower attachment above and glass shower screen. Extractor fan. Stainless steel heated towel rail. Built in storage cupboard. Spot lights.

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FLOORPLAN



You can include any text here. The text can be modified upon generating your brochure.

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