Hobbs&Webb

BEACH ROAD

Weston-Super-Mare, BS23 1BD

Price £220,000

2 1 1

Offered to the market with no onward chain, this well-presented two double bedroom 3rd floor apartment is perfectly positioned just moments from Weston-super-Mare's vibrant seafront. Located within the ever-popular Beach Court development, this spacious property offers comfortable living with lift or stair access and superb convenience.

The accommodation briefly comprises: entrance hall with useful storage / airing cupboard, a generous living room with direct access to a private south facing balcony providing a sunny place to relax and affording southerly views over Ellenborough Park across the beach Lawns to the bay, Brean Down and beyond there is also a separate modern fitted kitchen. two well-proportioned double bedrooms and a modern accessible shower room.

The apartment is sold with a garage with an electric up and over door and with power and light and access to communal visitor parking, and well-maintained communal areas. The property is ideally situated for easy access to the town centre, local shops, railway station, and excellent transport links.

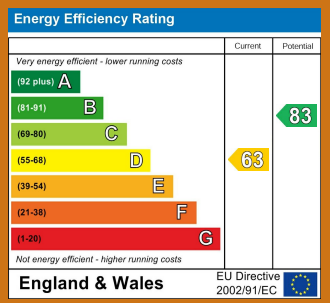
This is an ideal purchase for downsizers, or those seeking a coastal retreat. Early viewing is highly recommended to fully appreciate the space, location, and lifestyle on offer.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

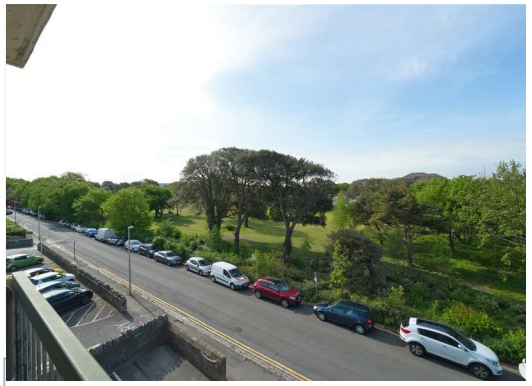
EPC Rating: D



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

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Communal entrance

Communal doors with entry phone system to entrance hall, stairs or lift leading to the third floor.

3rd floor communal landing

Door to apartment 11.

Entrance Hall

Coved ceiling, entry telephone, modern electric heater, double door to useful storage cupboard with instant electric water heater and wash hand basin with mixer tap over.

Lounge

18'0" x 13'2" (5.49m x 4.01m)

A lovely bright dual aspect room with coved ceiling, modern electric heater, feature fire place with electric fire with timber surround with inset and hearth, TV and telephone points, double glazed window and double glazed sliding patio doors and panel windows affording southerly views over Ellenborough Park across the Beach lawns to Weston bay and Brean down beyond and giving access to.

Balcony

12'1" x 4'2" (3.68m x 1.27m)

Enclosed by railings with tiled floor, south facing thus attracting a good deal of sunshine and again affording views.

Kitchen

12'8" x 6'4" (3.86m x 1.93m)

Double glazed window, fitted with a modern range of white high gloss units comprising an extensive range of double and single wall cupboards and matching extractor hood, single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and triple base drawers with 2 deep pan drawers with roll edge work tops over with tiled wall surrounds, integrated 4 ring Neff induction hob, integrated electric oven and microwave, space for a fridge freezer, space plumbing for a washing machine and slim line dishwasher.

Bedroom 1

14'8" x 11'2" (4.47m x 3.40m)

Upvc double glazed window with views to Ellenborough park across the beach lawns to the bay and Brean Down, modern electric heater, range of double and single part mirror fronted wardrobes.

Bedroom 2

9'8" x 9'2" (2.95m x 2.79m)

Upvc double glazed window again with views, modern electric heater.

Shower room

7'8" x 6'4" (2.34m x 1.93m)

Fully tiled walls, extractor, fitted with a double size walk in shower cubicle with Mira electric shower with glazed screen, vanity wash hand basin with double cupboard under further storage cupboard, shaver socket, vanity wall mirror, electric chrome heated towel rail, tiled effect flooring.

PROPERTY DESCRIPTION

Outside

Single garage with electric up and over door with power and light, access to visitor parking.

Tenure

Leasehold 999 year lease from 29/09/1971, maintenance of £2200.00 per year including maintenance contribution, buildings insurance, water and sewage bills, ground rent

Note no sub letting no pets allowed

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water Via Bristol Wessex water
- Heating electric room heaters
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via fibre to the property
- Council tax band C

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

FAIRY

Hobbs&Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm

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 replied upon for furnishing purposes and are approximate.