

Sevenside
Estate Agents



32a Prospect Road, Severn Beach, BS35 4QB

£180,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

Telephone: 01454 633611 Email: contact@sevensideestateagents.co.uk

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70

Viewing by arrangement with Sevenside Estate Agents Ltd



Sevenside Estate Agents are delighted to offer for sale, with NO ONWARD CHAIN, this well-presented first floor flat benefiting from a long lease of approximately 139 years.

The property is accessed via its own private entrance and further benefits from a garage with additional parking. The accommodation briefly comprises an entrance hallway, open plan lounge / kitchen breakfast room, two double bedrooms, and a modern bathroom.

An ideal purchase for first-time buyers or cash investors, the property offers excellent rental potential and a convenient, low-maintenance lifestyle.



The village of Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. The open aspects and beautiful walks along the Severn Estuary make it a perfect spot for walkers and dog owners alike. With local public transport into Bristol via the train or bus links and the close proximity of the M4/M5 interchange make it an ideal location for commuters.



The village itself has a Bakery, Hairdressers, Barbers, Café, Estate Agents and local convenience store with post office facilities. Nearby The Mall at Cribbs Causeway; the premier shopping destination in the South West, is just a 6 mile drive away. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs. With 'The Wave', England's first inland-surfing destination and 'Wild Place Project' close by offering great entertainment opportunities for all ages.



Severn Beach has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.

ENTRANCE

Covered area with storage cupboard, upvc entrance door to stairs leading to accommodation.

HALLWAY

With access to loft space, storage cupboard housing hot water cylinder, electric heater, all doors to:

LOUNGE / KITCHEN BREAKFAST ROOM 7.46m x 2.73m (24'6 x 8'12)

With upvc double glazed windows to front and rear aspects, open plan living and kitchen space, range of wall and base units with worktop over, 1½ bowl sink unit with mixer tap over, built in oven with hob and extractor fan over, space for fridge freezer, space for washing machine, space for appliance, electric heater.

BEDROOM ONE 3.5m x 3.28m (11'6 x 10'9)

With upvc double glazed window to front aspect, overstairs storage cupboard, electric heater.

BEDROOM TWO 3.3m x 3.15m (10'10 x 10'4)

With upvc double glazed window to rear aspect, electric heater.

BATHROOM 1.93m x 1.89m (6'4 x 6'2)

With upvc obscure double glazed window, bath with shower over, pedestal wash hand basin, wc, heated towel rail.

FRONT

Pathway to entrance door.

GARAGE

To the rear of the property with parking space.

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|---|---|---------------------------|
| 32a, Prospect Road Severn Beach BRISTOL BS35 4QB | | Energy rating D |
| Valid until 9 September 2026 | Certificate number 0453-2831-6516-9906-6175 | |

Property type Top-floor flat

Total floor area 62 square metres

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TENURE: The vendor has advised us that the property is leasehold.

Purchasers should obtain confirmation of this through their solicitor

1. These details are intended for guidance and to assist you in deciding whether to view the property.
2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.

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