

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

.....a fresh approach with over 50 years experience



*Weston Hillside*

*O.I.E.O £130,000*

- \* *No Onward Chain*
- \* *Stunning Sea Views*
- \* *Ideal First Time Buy*
- \* *Two Bedrooms*
- \* *Prominent Hillside Location*
- \* *Potential to Adapt & Improve*



*114 High Street, Worle, BS22 6HD*

## Description

This charming two-bed 2nd floor flat located on a prominent hillside position above the seafront and town centre is ideal for first time buyers. Occupying a South Westerly aspect the lounge offers views of the sea towards Brean Down as well as glimpses of the famous Grand Pier. Both bedrooms are a good size and nods to the period of the building can be found with the stained glass windows and ornate cornicing to some of the ceilings.

## Accommodation

### Communal Entrance Hall

Approached via shared path, its own outdoor store cupboard/bin store, Enter via a hardwood door with stairs and a feature arch stained-glass window on each level. 2nd floor landing with timber entrance door.

### Entrance Hall

Telephone entry system, electric consumer unit and storage cupboard. Wall mounted electric heater. Doors to all rooms

### Bedroom 2 0' 0" x 8' 10" (0.00m x 2.69m)

uPVC double glazed window to front aspect. Two high level obscured internal windows to communal hallway and further obscure window to the internal flat hallway. Ornate cornicing to the ceiling. Electric wall mounted heater.

### Bedroom 1 10' 5" x 8' 1" (3.17m x 2.46m)

South Westerly facing uPVC double glazed window to side aspect. Ornate cornice design to the ceiling. Electric wall mounted heated.

### Shower Room

A fully tiled room with space saving wall mounted wash hand basin with electric offset instant hot water tap. Low level WC. Shower enclosure with bi-fold door and triton shower over. Wall mounted heated electric towel rail. uPVC double glazed window to side aspect. Down lighting and extractor.

## Kitchen

Fitted with a range of wall mounted and base units with works surface and tiling to splash backs, single bowl stainless steel sink and drainer unit with electric instant hot water central mixer tap. uPVC double glazed window to side aspect. Extractor

## Lounge 13' 6" x 11' 6" (4.11m x 3.50m)

Enjoying a South Westerly aspect with stunning sea views and three individual uPVC double glazed windows allowing plenty of light in, plus a further timber framed double glazed window to the rear aspect. Ornate cornice design to the ceiling plus picture rail. Electric fire with timber surround and tiled hearth and further wall mounted electric heater.

## Other Material Information

**Tenure** - Leasehold **Lease Length** - 963 Years

**Ground Rent** - Peppercorn **Management Charge** - £1200

**Gas** - N/A **Electric** - Mains **Water** - Mains

**Broadband** - The Openreach website advises there is a full fibre broadband connection available to order now with download speeds upto 1600Mbps.

**Flooding** - the GOV.UK Website indicates that flooding from surface water, rivers and the sea is a very low risk. It also advised that flooding from groundwater or reservoir is unlikely.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		13 G

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.