



**Hobbs & Webb**

**ATLANTIC ROAD SOUTH**  
Weston-Super-Mare, BS23 2DE

Price £425,000



Hobbs & Webb are delighted to bring to the market this rare and versatile ground floor residence, offering a unique opportunity for investors, extended families or those seeking multi-generational living.

Currently configured as one spacious two-bedroom apartment alongside two separate one-bedroom flats, the property provides flexible accommodation with excellent potential for rental income or adaptable family living arrangements.

Bursting with character and charm throughout, this substantial residence enjoys an enviable position with stunning views across Weston-super-Mare seafront and towards Brean Down. The property combines generous living space with period features and coastal appeal, creating a truly distinctive home in a sought-after location.

An exceptional opportunity to acquire a sizeable and versatile coastal property with breathtaking outlooks and a wealth of potential.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Leasehold

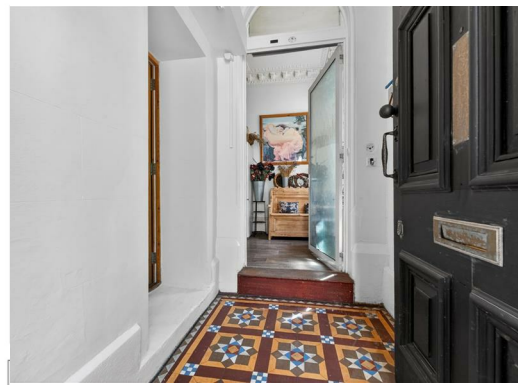
EPC Rating: D

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>		
(55-68) <b>D</b>	64	76
(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

## Entrance

Via front door into the entrance hall.

## Entrance Hall

Original tiled floor. Doors to flat 3 and further door to the self contained front flat.

## Kitchen

22'9 x 7'7 (6.93m x 2.31m )

Fitted with a range of bespoke handmade wall and base level cupboard and drawer units with roll edge work top surface over. Inset one and a half bowl sink. Hob with electric oven and extractor over. Space and plumbing for washing machine and dishwasher. Useful storage cupboard, laminate floor, radiator, coved ceiling with ornate ceiling rose, side aspect double glazed window and door to:-

## Hallway

21'8 x 3'3 (6.60m x 0.99m)

Cast iron radiator, storage cupboard, wood effect vinyl flooring, picture rail and doors to the living room, bedrooms, bathroom and further door to annex.

## Living Room

23'2 x 18'8 (7.06m x 5.69m)

A superb room with rear aspect double glazed bay window with views of the sea front and towards Brean Down. Feature fireplace with wood burning stove and original French marble and cast iron. Coved ceiling with ornate ceiling rose, picture rail and two radiators.

## Bedroom One

14'9 x 12'1 (4.50m x 3.68m)

Rear aspect double glazed bay window with fitted shutters and views of the sea front and towards Brean Down, built in wardrobe and storage cupboard.

## Bedroom Two

19'0 x 7'10 (5.79m x 2.39m)

Rear aspect double glazed bay window with views of the sea front and towards Brean Down.

## Bathroom

10'3 x 9'2 (3.12m x 2.79m)

A three piece bathroom suite comprising ball and claw bath with rainfall shower over, pedestal wash hand basin with twin taps over and tiled splash backs and low level WC. Shaver point, heated towel rail, tiled flooring and further radiator.

## Self Contained Front Flat

### Entrance Hall

Real wood floor and door to:-

### Open Plan Lounge/Kitchen/Diner

21'4 into the bay x 14'2 (6.50m into the bay x 4.32m)

Fitted with a range of wall and base level units with solid oak work top surface over. Inset one bowl stainless steel sink with mixer tap over. Electric hob with stainless steel splash back and extractor. Space and plumbing for washing machine. Space for tall fridge freezer. Breakfast bar. Real wood flooring picture rail, electric radiator, front aspect double glazed bay window and door to:

### Inner Hall

Spotlights, smoke alarm and doors to bedroom and shower room.

### Shower Room

7'4 x 5'7 (2.24m x 1.70m )

Comprising corner shower cubicle with electric shower, pedestal wash hand basin with mixer tap over, low level WC. fully tiled walls, chrome heated towel rail and wood effect vinyl flooring.

### Bedroom

13'9 x 11'8 (4.19m x 3.56m )

Front aspect double glazed bay window, spotlights and electric radiator.

### Annex

# PROPERTY DESCRIPTION

## Entrance Hall

Radiator, vinyl flooring and door to:-

## Lounge

13'4 x 10'3 (4.06m x 3.12m)

Two front aspect double glazed windows, radiator, television point, opening to kitchen and door to inner hall.

## Kitchen

9'9 x 5'11 (2.97m x 1.80m)

Fitted with a range of wall and base level shaker style cupboards with roll edge work top surface over and wooden splash backs. Inset one bowl stainless steel sink with mixer tap over. Space and plumbing for washing machine. Gas hob with built in electric oven and extractor over. Breakfast bar and single glazed internal window.

## Inner Hall

19'9 x 2'7 (6.02m x 0.79m)

Rear aspect double glazed window with views of the sea front and towards Brean Down, smoke alarm, loft access and doors to the bedroom, bathroom and back into main flat hallway. Radiator.

## Bedroom

13'9 x 8'8 (4.19m x 2.64m)

Rear aspect double glazed window with views of sea front and towards Brean Down, picture rail, radiator, wall mounted Vaillant boiler and wood effect vinyl flooring.

## Bathroom

7'6 x 4'7 (2.29m x 1.40m)

Comprising panel bath with mains chrome shower over and twin taps, pedestal wash hand basin with twin taps, low level WC, partially tiled walls, extractor fan, radiator, shaver point and wood effect vinyl flooring.

## Driveway

Driveway providing off street parking for two cars in front of annex.

## Front Garden

Mainly laid to lawn. Mature hedge surround.

## Tenure

We understand there is 99 lease from 1985. The maintenance is a third split of any structural works needed to the building.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Heating for Flat 3 and annex is gas central heating and ran off one boiler. The front flat only has electric heating.
- Mains drainage
- One council tax for the three flats - Band E

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

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

Flood Information:

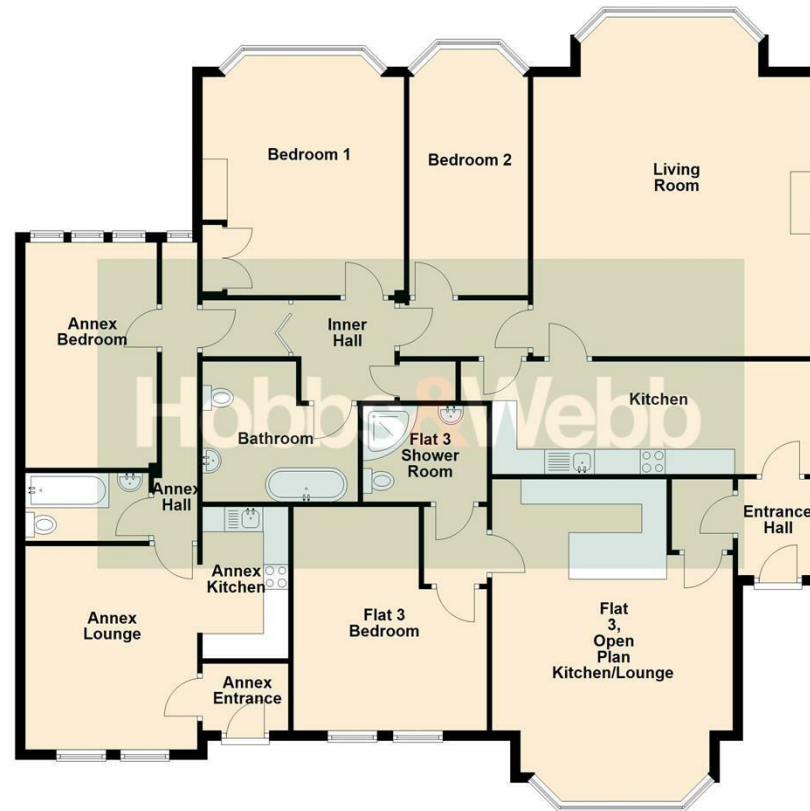
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







**Ground Floor**  
Approx. 200.3 sq. metres (2156.2 sq. feet)



Total area: approx. 200.3 sq. metres (2156.2 sq. feet)

For illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent. Copyright Hobbs and Webb  
Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

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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 relied upon for furnishing purposes and are approximate.