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Weston Hillside £249,950

* 2 Bed Ground Floor Flat
* Extra Mezzanine Level
* 21' x 20' Living Room
* 18' Bedroom 1
* Two Private Entrances
* Close to Sea Front







114 High Street, Worle, BS22 6HD

GFF, Flat 2, 32 South Road, Weston-s-Mare, BS23 2HF

Description
Charming 2 bedroom ground floor flat with so many features benefitting from own private entrances to both front and rear aspects. A beautiful 20' square living room enjoys a southerly aspect with a bay window affording views towards Weston sea front & Pier. A spacious hallway features a staircase leading to a useful mezzanine level, ideal for working from home, hobbies or storage. Bedroom 1 and the bathroom both measure 18' in length and offer split level accommodation adding character. Bedroom 2 is internal but benefits from a walk-in wardrobe and can still facilitate a double bed. Many will appreciate that Weston sea front and promenade are in close proximity and therefore a wide range of local amenities can be found in Weston town centre. Internal viewing is simply essential to fully appreciate this lovely flat.

Accommodation

Entrance
Steps from Atlantic Road leading up to a private entrance for the ground floor flat, opening to a lobby with further access to

Entrance Hall
High level ceiling with feature cornice coving. Radiator. Stairs ascend to a feature mezzanine level, with built-in cupboard storage beneath.

Living Room 21' 4'' x 20' 6'' (6.50m x 6.24m) maximum into southerly facing bay window affording far reaching views towards the Grand Pier on Weston sea front, with Brent Knoll in the distance. High level ceiling with feature cornice coving. 4 wall light points. 2 radiators. Feature arched alcove.

Kitchen/Breakfast Room 13' 6'' x 7' 10'' (4.11m x 2.39m) Shaker style wall and base units with roll edge work surfaces including a breakfast bar area, 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Space for washing machine and Range style cooker. Integrated fridge/freezer. Wall mounted gas fired boiler. High level ceiling with smooth finish. Sash window and adjacent door to South Road.

Mezzanine Level/Study Area 11' 0'' x 9' 0'' (3.35m x 2.74m) Sloping ceiling and limited head height, however, a really useful space that could suit a variety of purposes, ideal for office space or crafts where you are normally sat down. Power and lighting.



Bedroom 1 18' 0'' x 9' 0'' (5.48m x 2.74m)
A stylish split level bedroom with steps dividing two areas, creating bed space plus dressing area/wardrobe space. High level ceiling, radiator. Window with working shutters.

Bedroom 2 11' 0'' x 9' 0'' (3.35m x 2.74m)
an internal room with door to walk-in wardrobe. Radiator, smooth ceiling finish with inset spot lights.







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.

Bathroom 18' 0'' x 4' 0'' (5.48m x 1.22m) maximum. Another split level room with steps up to a sunken bath partly enclosed with tiled screening for added privacy. On the lower level there is a WC and wash hand basin with tiled splash backs. Plenty of storage opportunity. Smooth ceiling with inset spot lights. Feature stylish towel rail. Obscure glazed sash window.

View from Lounge



The energy rating for this property is 'C'.

Outside

There are no gardens allocated to this flat, however, there are private entrances for this flat to both the front and rear of the property for day to day practicality.

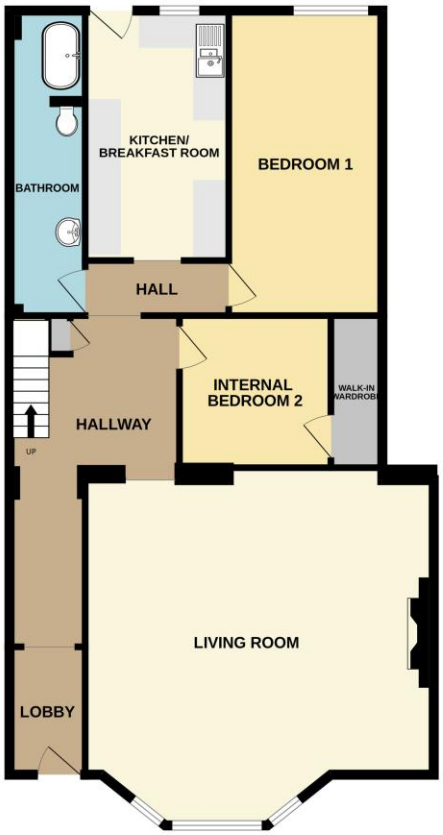
Tenure

Leasehold, we understand that the balance of a 999 year lease remains, circa 955 years still remaining. Annual ground rent of £30, £15 paid every 6 months. Annual service charge of £1800 including the building insurance, the building is managed by Saxons estate agents.

Setting



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



MEZZANINE LEVEL
129 sq.ft. (12.0 sq.m.) approx.

