



Hobbs & Webb

BEACH ROAD
Weston-Super-Mare, BS23 1SW

Price £260,000



Set on the 4th floor in a prominent front westerly facing position within the ever popular Carlton Mansions South, with 180 degree views over the Beach Lawns to Weston bay, the Hillside, Bristol Channel, Brean Down, Flat holm & Steep holm, Exmoor and the Welsh coast beyond. The property is being sold with no onward chain and is conveniently located for sea front, high street, train station, as well as shops and other local facilities. The accommodation which is double glazed and has modern electric heaters, comprises an entrance hall with an airing cupboard with replacement instant electric water heater, lounge with access to a sunny balcony, from the lounge a step up to a dining area, there is also a modern fitted kitchen, 2 bedrooms, modern fitted shower room as well as a useful utility storage room and further separate toilet, outside an allocated covered parking space and use of ample visitor parking.

Local Authority

Council Tax Band:

Tenure: Leasehold

EPC Rating: C

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Approached from Carlton Street via a lane to the rear of the building with gated security access to the parking facility. Security controlled access to a large lobby which also enables access to the West side of the building with residents pedestrian access through 2 gates to Beach Road, the Beach Lawns and promenade beyond.

Communal Entrance

An Internal staircase and 2 lifts rising to the fourth floor, door to inner lobby area and door to apartment 404.

Entrance Hall

Coved ceiling, entry phone, replacement electric wall heater. airing cupboard housing instant electric water heater, further shelved storage cupboard.

Lounge / diner

22'8' max x 11'7" overall (6.91m' max x 3.53m overall)

Lounge area with coved ceiling, replacement electric wall heater, TV and telephone points, timber double glazed sliding patio doors and side panel window affording westerly views over the Beach lawns to the Bristol channel and beyond, step up to the dining area with built in shelving, timber double glazed window again affording westerly views. The sliding patio doors lead to.

Balcony

13'11" x 8'6" to 3'9" (4.24m x 2.59m to 1.14m)

The balcony is paved, is enclosed by dwarf walling and railings and affording southerly and westerly 180 degree views over the Beach Lawns to Weston bay, the Hillside, Bristol Channel, Brean Down, Flat holm & Steep holm, Exmoor and the Welsh coast beyond.

Kitchen

10'2" x 8'7" (3.10m x 2.62m)

Extractor, fitted with a modern range of white high gloss units comprising double and 7 wall cupboards, 2 eyeline units, over cooker unit, single bowl and sink tidy single drainer polycarbonate sink with a mixer tap over and double cupboard under, further single base cupboards, in and out spice rack. triple base drawers with 2 deep pan drawers, double drawer unit with deep pan drawers with roll edge work tops over with tiled wall surrounds. Integrated 4 ring induction hob, integrated double electric oven, space for a fridge freezer, space and plumbing for a dishwasher, serving hatch to the dining area, tiled effect vinolay flooring.

Utility store room

6'1" x 3'8" (1.85m x 1.12m)

Built in wall storage unit with louvred doors, plumbing for a washing machine, tiled effect vinolay flooring.

Cloakroom

6'1" x 4'5" (1.85m x 1.35m)

Fitted with a modern white suite of pedestal wash hand basin with mosaic style tiled splash back, low level WC, extractor tiled effect vinolay flooring.

Bedroom 1

15'5" into wardrobes to 13'7" x 10'2" max (4.70m into wardrobes to 4.14m x 3.10m max)

Timber double glazed southerly facing window with views to the bay, Brean Down and Quantock hills, replacement electric wall heater, fitted with 2 double

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mirror fronted wardrobes and further double wardrobe with triple drawers below, dressing table.

Bedroom 2

10'3" x 8'0" (3.12m x 2.44m)

Including double wardrobe and 2 double overhead storage cupboards, timber double glazed window affording views to the bay and Brean Down and Quantock Hills.

Shower room

10'8" x 5'9" (3.25m x 1.75m)

Fluorescent strip light, extractor, electric heated towel rail, fitted with a modern white suite of vanity wash hand basin with mixer tap over and double cupboard below and shower back splash back to the walls, low level WC, double walk in shower cubicle with shower back walls, glazed screen and electric shower, tiled effect vinolay flooring.

Outside

An allocated covered parking space and use of ample visitor parking.

Tenure

Residue of 999 year lease from 01/12/1990, a maintenance charge of £278 per month.

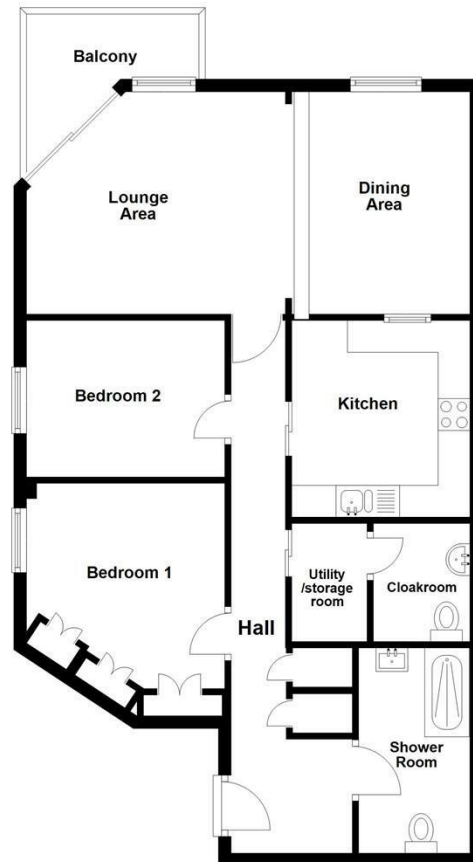
- Pets are not allowed.







Fourth Floor



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 relied upon for furnishing purposes and are approximate.