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# Harris & Lee
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## Close to Sea Front £215,000

* Elevated Ground Floor Flat
* 15'5" x 10' Kitchen
* 2 Double Bedrooms
* Lounge plus Dining Hall
* Sun Terrace with Sea Views
* Rear Courtyard







114 High Street, Worle, BS22 6HD

# 70 Birnbeck Road, Weston-s-Mare, BS23 2EF

**Description**
An extremely rare opportunity to acquire a unique ground floor flat, elevated above the road, featuring a south westerly sun terrace at the front enjoying far reaching views across Weston Bay towards the Welsh coastline in the distance. Many will appreciate that this flat benefits from its own private entrance, plus very flexible accommodation incorporating rooms of excellent proportions, including 2 'double' bedrooms. A 15' southerly lounge, with partial coastal views, is complemented by a 14 dining hallway that could be used for a variety of purposes. The kitchen measures an impressive 15'5" x 10' too, and provides access to a small rear courtyard garden with integrated storage. Gas central heating and double glazing. Naturally, Weston sea front and a wide range of town amenities are in close proximity, plus nearby steps ascend up into the beautiful Prince Consort Gardens (park with superb coastal views).

**Accommodation**

**Entrance**
Steps up from the road to a private entrance for this flat, UPVC double glazed front entrance door, opening to

**Entrance Hall**
Radiator, coved ceiling. Doors to lounge and bedroom 2, plus couple of steps up to

**Dining Hall** 14' 4'' x 7' 0'' (4.37m x 2.13m)
A flexible space with further access to a large built-in storage cupboard. Coved ceiling with inset spot lights. Radiator.

**Lounge** 15' 5'' x 13' 5'' (4.70m x 4.09m) into recess, plus deep set double glazed window to front aspect enjoying views across Weston Bay. A south westerly facing reception room with feature fireplace including hearth, tiled inset and attractive surround. Coved ceiling, radiator.

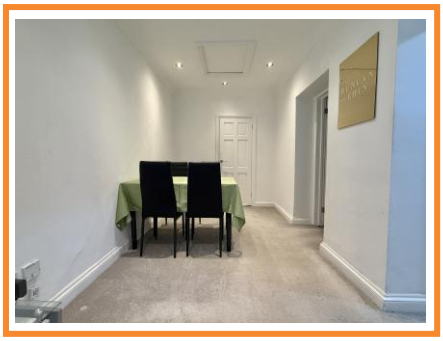
**Kitchen** 15' 5'' x 10' 0'' (4.70m x 3.05m)
Shaker style wall and base units with complementing work surfaces and inset sink unit, mixer tap over and tiling to splash backs. Integrated oven and electric hob. Space for washing machine and upright fridge/freezer. Ideal gas fired boiler. Smooth ceiling finish with large inset circular lights. Double glazed window to rear aspect. Door to rear courtyard.

**Bedroom 1** 15' 4'' x 9' 10'' (4.67m x 2.99m) maximum. Coved ceiling, radiator. Double glazed window to rear aspect.

**Bedroom 2** 15' 5'' x 7' 8'' (4.70m x 2.34m) maximum. Coved ceiling, radiator. Double glazed window to front aspect.

**Bathroom** 7' 9'' x 6' 9'' (2.36m x 2.06m)
Panelled bath with mixer shower over, wash hand basin and WC. Heated towel rail, coved ceiling. Extractor fan.

**Outside**
South westerly sun terrace, elevated above road level, affording far reaching views across Weston Bay towards the Welsh coastline. The sun terrace is enclosed and laid to a combination of patio and wooden decking offering plenty of seating opportunity. There is also a small enclosed courtyard to the rear with a very useful good size storage shed.







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.

**Setting**







**Tenure**

Leasehold, 999 year lease from 3rd December 1988. The owners of this particular flat control the service charge contributions from the other 2 flats. The contribution from this flat is £1200 per annum, to include buildings insurance.

**The energy rating for this property is 'D'.**

**Bathroom**



**Floor Plan**

