

Brighton Road, Weston-Super-Mare, Somerset. BS23 3QQ

£285,000 Freehold

FOR SALE





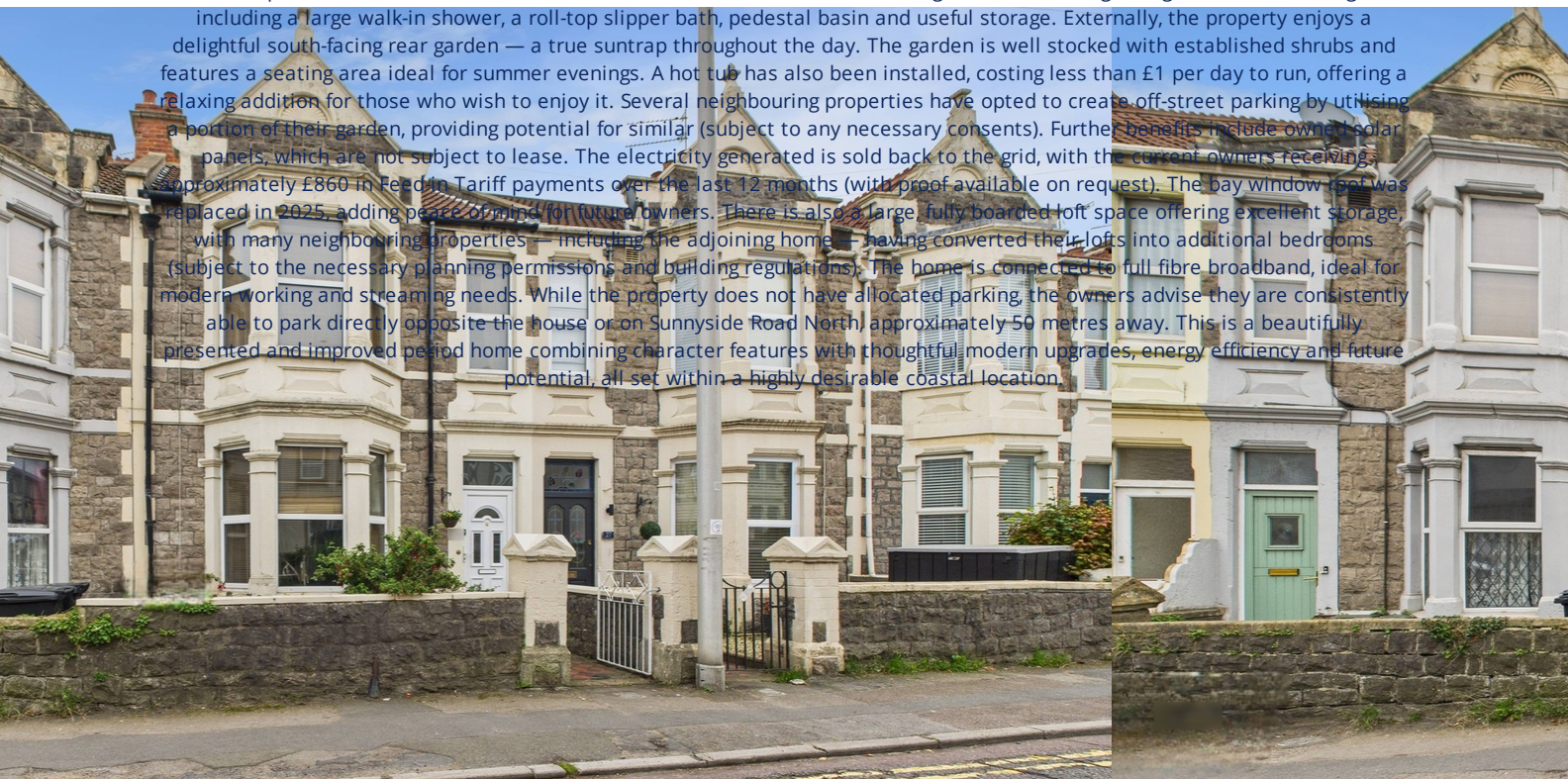
## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated on the sought-after Brighton Road in the heart of Weston, this charming Victorian property is ideally placed for easy access to the beach, local shops, schools and excellent transport links. Lovingly maintained and thoughtfully improved by the current owners since 2018, the home offers generous and versatile accommodation arranged over two floors, perfectly suited to modern family living. As you step through the front door, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property. To the front, there is a comfortable living room bathed in natural light, featuring a beautiful original Victorian fireplace with decorative tiles, a slate hearth and an open flue that is regularly used — creating a warm and characterful space to relax. The separate dining room also retains an original fireplace and offers flexibility as a second reception room or home office if desired. The heart of the home is the spacious kitchen/diner, which has been remodelled by the current owners to enhance both style and practicality. Improvements include new worktops, a new sink, and quality integrated appliances including an AEG double oven and AEG induction hob. A dishwasher (installed in 2023 and not fitted) is also available to be included in the sale. The space provides ample storage and preparation areas along with room for a dining table, perfect for busy mornings or informal gatherings. Completing the ground floor is a convenient cloakroom/WC. Upstairs, the property continues to impress with four well-proportioned bedrooms, three of which are generous doubles. The primary bedroom also benefits from an original feature fireplace, adding further charm. The family bathroom has been remodelled and extended, with the former airing cupboard removed to create a more spacious and luxurious environment. The room now boasts new flooring, walls and ceiling, along with all-new fittings including a large walk-in shower, a roll-top slipper bath, pedestal basin and useful storage. Externally, the property enjoys a delightful south-facing rear garden — a true suntrap throughout the day. The garden is well stocked with established shrubs and features a seating area ideal for summer evenings. A hot tub has also been installed, costing less than £1 per day to run, offering a relaxing addition for those who wish to enjoy it. Several neighbouring properties have opted to create off-street parking by utilising a portion of their garden, providing potential for similar (subject to any necessary consents). Further benefits include owned solar panels, which are not subject to lease. The electricity generated is sold back to the grid, with the current owners receiving approximately £860 in Feed-in Tariff payments over the last 12 months (with proof available on request). The bay window roof was replaced in 2025, adding peace of mind for future owners. There is also a large, fully boarded loft space offering excellent storage, with many neighbouring properties — including the adjoining home — having converted their lofts into additional bedrooms (subject to the necessary planning permissions and building regulations). The home is connected to full fibre broadband, ideal for modern working and streaming needs. While the property does not have allocated parking, the owners advise they are consistently able to park directly opposite the house or on Sunnyside Road North, approximately 50 metres away. This is a beautifully presented and improved period home combining character features with thoughtful modern upgrades, energy efficiency and future potential, all set within a highly desirable coastal location.

## FEATURES

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- 360° VIRTUAL TOUR AVAILABLE
- Superb Mid Terrace House Close to Weston Seafront
- Four Bedrooms
- Solar Panels (Owned by Property)
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- South Facing Rear Garden
- Close to Weston Seafront
- Downstairs Cloakroom/WC



## ROOM DESCRIPTIONS

### Entrance

Gate opening through to front aspect with small courtyard, door to;

### Entrance Hall/Porch

UPVC double glazed door into porch with an internal door to entrance hall, from here you have stairs rising to first floor landing, doors to all downstairs rooms, radiator.

### Living Room

12' 4" x 12' 1" (3.76m x 3.68m) UPVC double glazed bay windows to the front aspect, radiator and open fireplace.

### Dining Room

9' 9" x 11' 10" (2.97m x 3.61m) UPVC double glazed window to rear aspect, radiator and fireplace.

### Kitchen/Dining Room

9' 6" x 29' 1" (2.90m x 8.86m) UPVC double glazed windows to side and rear aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space for fridge freezer and space and plumbing for dishwasher. There is also space for dining room furniture, radiator.

### Utility Room

2' 8" x 5' 2" (0.81m x 1.57m) UPVC double glazed obscure door to rear garden, space and plumbing for washing machine, wall mounted boiler.

### Downstairs Cloakroom

UPVC double glazed window to side aspect, low level WC, wash hand basin.

### Stairs Rising to First Floor Landing

### Bedroom One

11' 2" x 14' 11" (3.40m x 4.55m) UPVC double glazed bay windows to front aspect, radiator and fireplace.

### Bedroom Two

11' 0" x 11' 10" (3.35m x 3.61m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

9' 7" x 9' 9" (2.92m x 2.97m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Four

5' 6" x 8' 9" (1.68m x 2.67m) UPVC double glazed window to front aspect, radiator.

### Bathroom

6' 6" x 7' 5" (1.98m x 2.26m) UPVC double glazed obscure windows to side aspect. Beautiful free standing bath with hand held shower, low level WC and vanity wash hand basin, fully enclosed shower with hand held shower and over the head waterfall shower, heated towel rail.

### Rear Garden

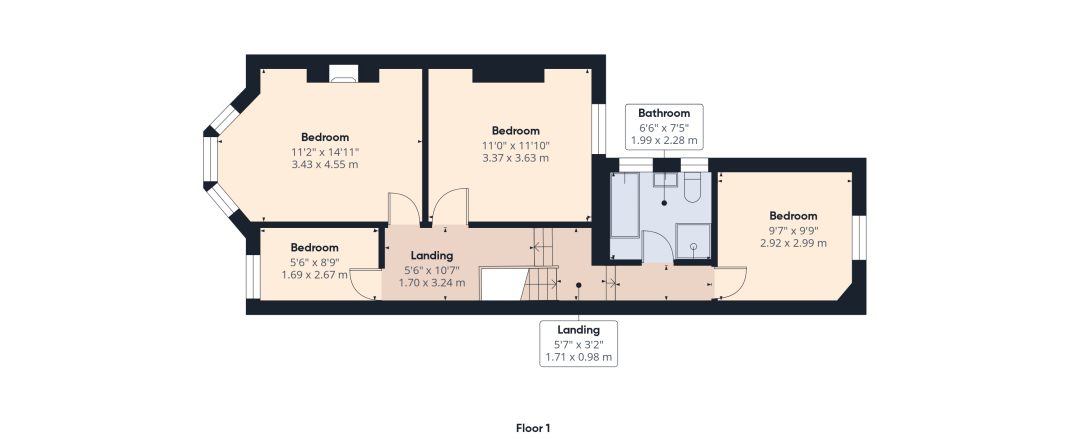
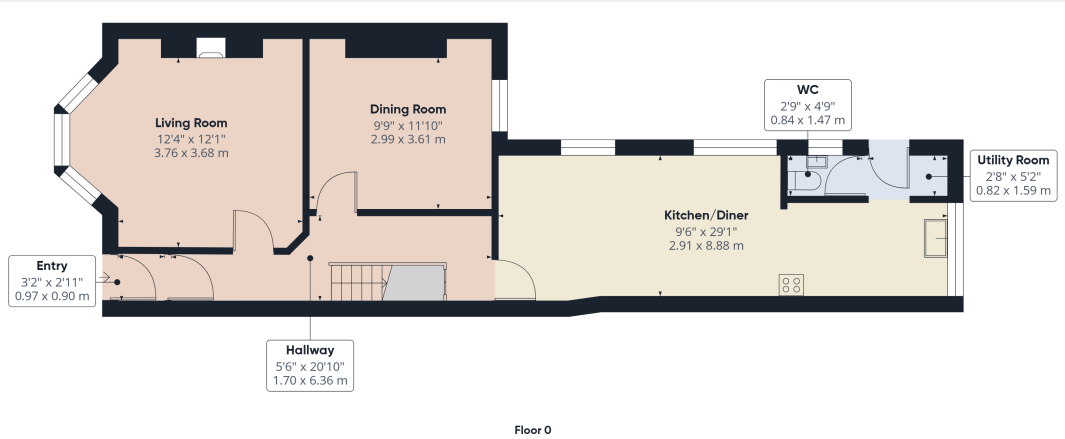
Fully enclosed rear garden mainly laid to artificial lawn and patio with gate to rear aspect.








FLOORPLAN & EPC





**HOUSE FOX**  
THE FAIRER FEES ESTATE AGENT

**Approximate total area<sup>(1)</sup>**

1246 ft<sup>2</sup>  
115.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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