

**Highbury Parade, Weston-Super-Mare, Somerset. BS23 2DW**

**£150,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... \*Freehold\* This great size two bedroom ground floor freehold flat is ideally situated on the sought-after Weston Hillside, located within the attractive period building Highbury Parade on Highbury Road. Offering its own private entrance, off-road parking and outdoor space to both the front and rear, this property combines character, convenience and coastal views, making it an excellent home or investment opportunity. The property is accessed via its own private entrance, leading into a welcoming porch which provides access to all rooms. The accommodation is well laid out and thoughtfully designed, offering a comfortable and practical living space throughout. The living room is a generous size and provides a pleasant area for relaxing or entertaining, benefiting from the charm expected of a period building. The main bedroom is spacious and features a walk-in wardrobe, providing excellent storage. The second bedroom is also well proportioned and includes a built-in wardrobe, making it ideal as a guest room, home office or additional bedroom. The shower room is conveniently located. The kitchen offers ample workspace and storage and provides direct access to the rear garden, which is laid mainly to patio for low maintenance. The garden also benefits from a good-sized outbuilding, perfect for storage, a workshop or potential home office use. To the front of the property is a courtyard-style garden which enjoys pleasant views over Weston Seafront, offering a lovely spot to sit and take in the surroundings. Further benefits include an off-road parking space, the rare advantage of freehold ownership, and the desirable ground floor position, all adding to the overall appeal of this home. Situated close to local amenities, transport links and Weston Seafront, this property offers an excellent blend of location, space and character.

## FEATURES

- 360 VIDEO TOUR AVAILABLE
- \* Freehold \*
- Ground Floor Flat
- Two Good Size Bedrooms
- Off Road Parking
- Rear Garden and Front Courtyard
- Garden Outbuilding
- Hillside Location
- Close to Weston Sea Front
- Period Features



## ROOM DESCRIPTIONS

### Entrance

Enter via main front door opening through to;

### Inner Porch

From here you have access through to;

### Entrance Hall

From here you have access to all rooms

### Living Room

21' 0" x 13' 10" (6.40m x 4.22m) Double glazed bay windows to front aspect, fireplace.

### Bedroom One

16' 2" x 14' 2" (4.93m x 4.32m) Double glazed window and door opening out to front garden, opening through to walk in wardrobe.

### Bedroom Two

14' 1" x 11' 1" (4.29m x 3.38m) Double glazed window to rear garden, built in storage and wardrobes

### Shower Room

7' 8" x 5' 4" (2.34m x 1.63m) Double glazed obscure window to side aspect, Enclosed shower with shower attachment, wash hand basin and low level WC

### Kitchen

7' 9" x 13' 7" (2.36m x 4.14m) Double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge/freezer, integrated oven and additional space for another white good, from here you have access through to a little porch which then opens into;

### Rear Garden

Enclosed rear garden which is mainly laid to patio, you have access to an outbuilding and shed, you also have access to the side leading to front of property.

### Front Garden

Enclosed front garden laid to patio with mature shrubs bordering, gate to side.

### Parking

Off road parking for one car



## FLOORPLAN & EPC

