

Connaught Place, Weston-Super-Mare, Somerset. BS23 2QA

£250,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the sought-after Connaught Place, just moments from Weston-super-Mare town centre and the sea front, this unique two-bedroom flat offers a rare opportunity for flexible living or investment. With the potential to be used as two separate flats, this property is ideal for multi-generational living, holiday letting, or simply as a spacious home with excellent amenities on your doorstep. The main entrance leads into a welcoming hallway with access to a modern shower room. From here, you enter an open-plan living room and kitchen area, currently used as a potential bedroom, offering flexibility depending on your needs. A door then leads through to a second kitchen/diner, which provides access to a further bathroom, adding to the property's versatility. Beyond this, you'll find a generous bedroom with steps leading up to a charming living area. This bright and airy space opens out onto a south-facing balcony, perfect for relaxing and enjoying the sunshine. Externally, steps lead down to a private garage and an office area, ideal for working from home or hobbies. Additionally, there is access to a useful under-property storage space, providing ample room for all your storage needs. A quaint courtyard area further enhances the property's appeal, offering a private outdoor space. Whether you are looking for a home with flexible living arrangements, an investment opportunity, or a unique seaside retreat, this property ticks all the boxes. Its fantastic location close to the sea front and Weston Town's wide range of amenities.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Two Bedroom Flat
- Potential of One Bedroom Flat & One Bedroom Studio Flat
- Two Separate Entrances to Both Sides
- Fantastic South Facing Terrace/Balcony Area
- Garage With Parking Available Inside
- Two Bathrooms
- Courtyard Area
- Close to Weston Sea Front



ROOM DESCRIPTIONS

Entrance

Steps down into courtyard area which then you have main front door opening through to;

Entrance Hall

From here you have access to shower room, storage areas and access through to;

Living Room/Kitchen (Being Used as a Bedroom)

14' 1" x 18' 8" (4.29m x 5.69m) UPVC double glazed bay windows to front aspect, radiator and built in wardrobes, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space for small fridge freezer, opening back into hall way with door to;

Shower Room

3' 9" x 7' 11" (1.14m x 2.41m) Fully enclosed shower with fitted waterfall shower and sliding doors, vanity wash hand basin and low level Wc, heated towel rail.

Kitchen/Diner

13' 4" x 6' 1" (4.06m x 1.85m) into 7' 1" x 16' 4" (2.16m x 4.98m) Equipped with a variety of wall-mounted and base cabinets, complemented by a worktop and tiled splashbacks. Features include an inset stainless steel sink with a mixer tap, a built-in microwave, and integrated appliances such as a fridge freezer, dishwasher, oven, induction hob, and extractor hood. The room offers generous space for a dining table and chairs, along with the added benefit of a heated towel rail.

Bathroom

3' 5" x 11' 7" (1.04m x 3.53m) Featuring a sleek, smooth ceiling fitted with recessed spotlights. The space includes a double shower enclosure, a luxurious jacuzzi bathtub, a stylish vanity unit with wash basin, and a low-level WC. Additional touches include a heated towel rail, carpeted flooring, and an extractor fan.

Bedroom

8' 7" x 11' 11" (2.62m x 3.63m) Built in wardrobes, radiator and steps up to;

Living Room

15' 8" x 13' 9" (4.78m x 4.19m) Modern uPVC double-glazed window allows for ample natural light. Elegantly coved ceiling featuring a central light fitting, complemented by coordinating wall sconces. Large uPVC double-glazed sliding door opens onto a private balcony or roof terrace. Decorative dado rail adds a classic touch. Fitted radiator provides warmth. Soft carpet underfoot.

Garage

12' 8" x 22' 1" (3.86m x 6.73m) Electric up-and-over garage door with remote access. Fitted with lighting and power supply. Allocated parking space. Separate utility area equipped with plumbing and space for appliances. Access door leading to office. Multiple storage solutions available

Office and Cellar Space

Sleek smooth ceiling featuring recessed spotlights. Stylish wood-effect laminate flooring. Wall-mounted radiator. Convenient eye-level cabinetry. Access to an additional basement space exceeding 27ft, equipped with power and lighting.

Balcony and Roof Terrace

17' 1" x 8' 0" (5.21m x 2.44m) Decked balcony which is south facing.

Front Courtyard Area

Laid to patio with steps up to pavement level, storage area.



FLOORPLAN & EPC

