

Dickenson Road, Weston-Super-Mare, Somerset. BS23 1YW

£150,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Tucked away in a peaceful cul-de-sac on Dickenson Road, this well-proportioned first floor flat offers an excellent opportunity for anyone looking to be close to Weston-super-Mare's popular sea front and local amenities. With generous living space, two double bedrooms, and a practical layout, this property is ideal for first-time buyers, downsizers, or investors alike. Access to the property is via a communal entrance with a shared porch area. From here, the private main door leads to the landing of the flat, giving a sense of privacy and separation from the communal spaces. The layout is both practical and comfortable, with each room flowing naturally from the landing. The flat benefits from two good-sized double bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest space. A well-designed wet room provides convenience, complemented by a separate toilet, making it particularly practical for modern living. The living room is a welcoming space, perfect for relaxing or entertaining, with plenty of natural light creating a bright and airy feel. Adjacent to this is the fitted kitchen, which offers ample storage and workspace for day-to-day cooking. The thoughtful arrangement of the kitchen and living areas ensures the flat feels spacious and well-balanced. One of the standout features of this property is its location. Being just a short distance from Weston-super-Mare's famous sea front means you can enjoy seaside walks, vibrant cafes, and leisure activities within easy reach. At the same time, the quiet cul-de-sac setting provides a sense of peace and privacy away from the bustle. Local shops, schools, and transport links are all close by, ensuring convenience for residents.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- First Floor Flat
- Two Double Bedrooms
- UPVC Double Glazing + Gas Central Heating
- Quiet Cul De Sac Location
- Good Size Living Room
- EPC - D
- Council Tax - Band A



## ROOM DESCRIPTIONS

### Entrance

Communal door opening into porch, main front door opening into entrance hall with stairs to;

### First Floor Landing

From here you have access to all rooms

### Living Room

14' 11" x 10' 3" (4.55m x 3.12m) UPVC double glazed bay windows to front aspect, radiator and door through to;

### Kitchen

8' 0" x 9' 8" (2.44m x 2.95m) UPVC double glazed window to front aspect, range of wall and base units inset sink and drainer with mixer taps over, space for cooker, space for fridge/freezer, space and plumbing for washing machine.

### Wet Room

8' 8" x 3' 8" (2.64m x 1.12m) UPVC double glazed obscure window to front aspect, fitted shower, pedestal wash hand basin and radiator.

### WC

UPVC double glazed obscure window to front, low level WC

### Bedroom One

12' 2" x 15' 3" (3.71m x 4.65m) UPVC double glazed windows to side aspect, radiator.

### Bedroom Two

8' 9" x 12' 1" (2.67m x 3.68m) UPVC double glazed window to side aspect, radiator.







## FLOORPLAN & EPC

