

Amberley Road, Weston-Super-Mare, Somerset. BS23 3QJ

£165,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on the sought-after Amberey Road, this charming two-bedroom first-floor flat is a fantastic opportunity for first-time buyers, investors, or those looking to downsize. With a bright and airy feel throughout, this home offers a comfortable living space in a convenient location close to commuter links and the stunning Weston-super-Mare seafront. The property benefits from a communal entrance, leading to your own front door and staircase up to the main accommodation. The south-facing living room at the front of the property enjoys an abundance of natural light, creating a warm and inviting space to relax or entertain. The well-equipped kitchen provides everything you need for day-to-day living, while the bathroom offers a functional and stylish space. Both bedrooms are well-proportioned, making this home ideal for a variety of buyers. Situated within easy reach of transport links, local amenities, and the beautiful beach, this flat combines convenience with coastal living. Don't miss the chance to view this delightful property

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Top Floor Flat
- Two Bedrooms
- Close to Local Amenities
- Gas Central Heating & Double Glazing
- EPC C
- Close to Commuter Links
- South Facing Front



## ROOM DESCRIPTIONS

### Entrance

Main front door which opens into communal hall with front door opening into;

### Entrance Hall

Stairs rising to landing which has access to all rooms, storage cupboard and loft access.

### Living Room

14' 3" x 10' 7" (4.34m x 3.23m) UPVC double glazed windows to front aspect, radiator.

### Kitchen

10' 10" x 5' 2" (3.30m x 1.57m) UPVC double glazed window to front aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, integrated gas hob with oven under, radiator.

### Bedroom One

12' 2" x 10' 7" (3.71m x 3.23m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Two

6' 6" x 10' 2" (1.98m x 3.10m) UPVC double glazed window to rear aspect, radiator.

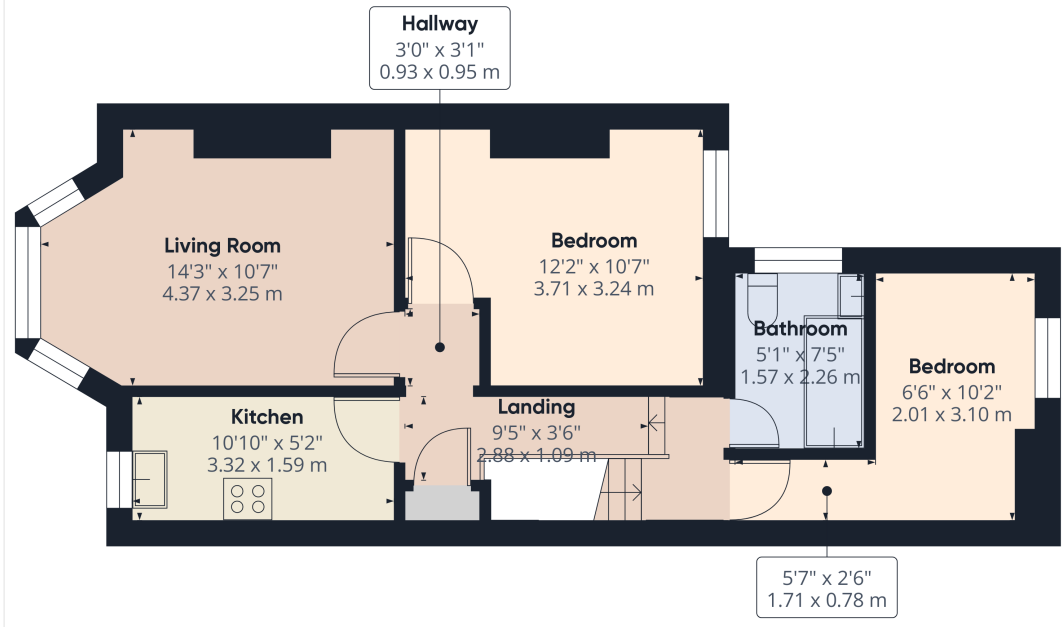
### Bathroom

5' 1" x 7' 5" (1.55m x 2.26m) UPVC double glazed obscure window to side aspect, low level WC, vanity wash hand basin with mixer taps over, bath with waterfall shower over, heated towel rail.





# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
466.28 ft<sup>2</sup>  
43.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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