

**38 Knightstone Beacon, Knightstone Causeway, Weston-Super-Mare, Somerset. BS23 2AD**

**£275,000 Leasehold**

**FOR SALE**



**HOUSE FOX**  
ESTATE AGENTS

[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

This stunning 2nd floor apartment has 2 double bedrooms and is set on the popular Knightstone Island and has amazing sea and marina views from its open plan living area and its private balcony. The property is approached by a gated entrance with under-croft parking allocated for 1. The main entrance hall then has stairs or a lift to take you to the second floor. The apartment itself has an entrance hall with 2 built in storage cupboards and then doors to all rooms. The open plan living room/kitchen is to the front corner and overlooks the marina and far reaching views across the sea and beyond. Really stunning views whatever the weather especially from the private balcony off the living room. The kitchen area is to one corner and offers a range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer and inset stainless steel sink/drain. The 2 bedrooms are both good size doubles with bed 1 having a built in double wardrobe and views over the marina and bedroom 2 having views towards the sea. The bathroom has been recently completely refitted to give a superb walk-in shower with white WC and basin and a heated towel rail. Please note there is a service charge of £1800 per year and the lease is currently being extended to 250 years.

## FEATURES

- Luxury Knightstone balcony-apartment
- Stunning sea and marina views
- Balcony off the lounge with views
- Recent refitted bathroom
- Two double bedrooms
- Allocated secure parking
- Open plan living area
- EPC - TBA



## ROOM DESCRIPTIONS

### Open Plan Living

15' 8" max x 13' 3" max (4.78m x 4.04m) Electric heating; Upvc double glazed windows to 2 sides overlooking sea and marina; Patio doors to BALCONY; door to juliette balcony; kitchen area to corner

### Kitchen area

8' 9" x 5' 5" (2.67m x 1.65m)  
Upvc double glazed window to marina; range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer and inset stainless steel sink/drainer.

### Bedroom 1

11' 2" x 9' 2" (3.40m x 2.79m)  
Electric heating; Upvc double glazed window to marina; built in double wardrobe

### Bedroom 2

12' 0" x 9' 2" (3.66m x 2.79m)  
Electric heating; Upvc double glazed window to seaward

### Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)  
Electric towel rail heating; recently completely refitted to give a superb walk-in shower with white WC and basin

### Outside

BALCONY off the living room has fantastic sea and marina views.

PARKING - one allocated space beneath the building.

Please note - there is a service charge of £1800 per year and the lease is currently being extended to 250 years.

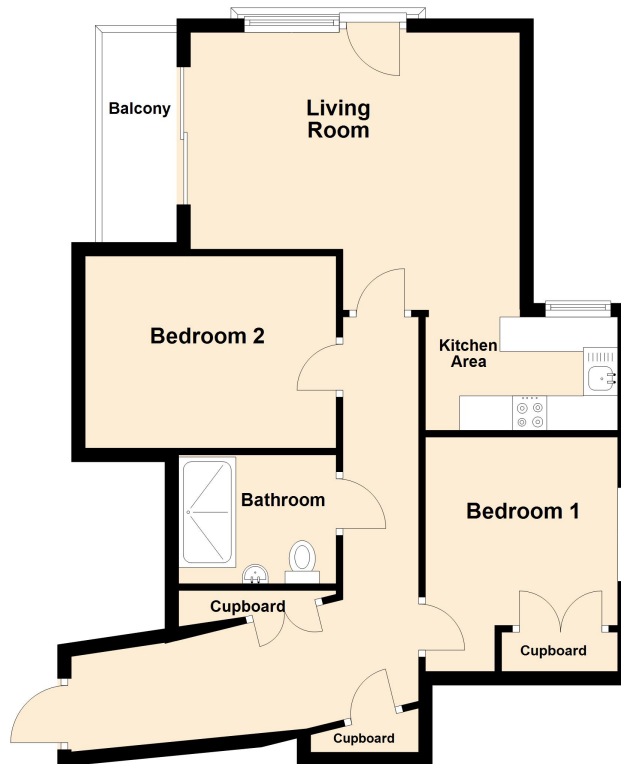




## FLOORPLAN & EPC

### Second Floor Apartment

Approx. 62.5 sq. metres (672.4 sq. feet)



Total area: approx. 62.5 sq. metres (672.4 sq. feet)