

Clarence Road East, Weston-Super-Mare. BS23 4BT

£325,000 Leasehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to present to the market a deceptively spacious and highly impressive four bedroom flat which occupies the whole of the top floor of this original detached Victorian residence - Measuring in excess of 1,400 Sq Ft. The flat is ideally situated in a premier road, just a short walk from Weston-Super-Mare seafront and has a good range of local amenities nearby.

Set within the first floor of the building and offering light, bright and spacious accommodation which comprises; external stairs up to entrance door, sweeping entrance hall, lovely living room with fabulous bay window, kitchen/breakfast room with balcony off affording fantastic outlook, main bedroom with en-suite facilities, family bathroom, two further double bedrooms and a large storage cupboard which with some decoration could also be an additional bedroom. To the front elevation of the property you will find a driveway with allocated parking for multiple vehicles.

With properties of such size and investment opportunity in truly short supply and high demand, early viewing is highly advised so please be quick to contact appointed agents House Fox to arrange your internal inspection.

FEATURES

- 360 Virtual Tour Available
- Four/Five Bedrooms
- Victorian Apartment
- Fantastic Investment Opportunity
- Versatile & Spacious Accommodation
- Highly Regarded Location
- Splendid Position & Outlook
- EPC - D



ROOM DESCRIPTIONS

Porch

9' 8" x 4' 5" (2.95m x 1.35m)

Entrance Hallway

16' 10" x 4' 10" (5.13m x 1.47m)

Living Room

14' 3" x 21' 0" (4.34m x 6.40m)

Kitchen/Breakfast Room

12' 0" x 11' 3" (3.66m x 3.43m)

Balcony

14' 8" x 4' 5" (4.47m x 1.35m)

Bedroom One

16' 7" x 16' 0" (5.05m x 4.88m)

En-Suite

6' 6" x 6' 5" (1.98m x 1.96m)

Family Bathroom

5' 6" x 6' 6" (1.68m x 1.98m)

WC

12' 5" x 2' 11" (3.78m x 0.89m)

Store Room/Bedroom Four

16' 7" x 7' 3" (5.05m x 2.21m)

Bedroom Three

12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom Two

18' 8" x 12' 1" (5.69m x 3.68m)



FLOORPLAN & EPC



Approximate total area⁽¹⁾
1406.10 ft²
130.63 m²

(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.

GIRAFFE 360

