

Lovers Walk, Weston-Super-Mare, Somerset. BS23 2AF

Offers in Excess of £200,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

Location, Location , Location!

Are you looking for a ground floor property with garden set within the town centre and an easy walk to the beach, yet within a quieter pedestrian area - then you're in luck!

HouseFox Estate Agents are pleased to present to the market this characterful and generously proportioned ground floor garden flat, which occupies a most convenient and highly sought-after location.

Situated within easy walking distance of the picturesque Grove Park, the scenic sea front, the bustling town centre, and a wide array of local shops, cafes, and public transport links, this property offers both practicality and lifestyle appeal.

This charming late Victorian residence believed to have been designed by locally renowned Hans Price is ideally suited to a range of purchasers, whether you are a downsizer seeking level living with outdoor space, a professional couple looking for a stylish home, or indeed an investor in search of a desirable and well-located addition to your portfolio.

The accommodation is well laid out and thoughtfully arranged, briefly comprising: a welcoming communal entrance hall leading to a private inner hallway, a spacious lounge perfect for relaxing or entertaining, a separate formal dining room with ample space for hosting guests, two generously sized double bedrooms, a well-appointed kitchen fitted with a range of units and work surfaces, and a neat bathroom.

One of the standout features of this property is the pleasant rear courtyard garden—of a good size for a town centre property — which provides a peaceful and private outdoor retreat, ideal for morning coffee, summer barbecues, or simply unwinding in the fresh air.

Additional notable benefits include traditional sash windows which enhance the property's period charm, and a modern gas central heating system which ensures comfort throughout the year.

Properties of this nature, combining such generous proportions with an enviable location and private garden space, are rarely available and always attract considerable interest. Accompanied viewings are now being arranged—early contact is strongly advised to avoid disappointment. Please telephone 01934 314242 at your earliest convenience to secure your appointment

FEATURES

- Ground Floor Apartment
- Two Double Bedrooms
- Two Reception Rooms
- Spacious & Flexible Accommodation
- Private Rear Garden
- Town centre location and short walk to beach
- Quiet Pedestrian Area
- Gas Central Heating
- EPC -E
- Council Tax Band - A
- Advised Share of Freehold



ROOM DESCRIPTIONS

Accommodation

Entrance

Modern & secure entrance door into communal entrance, gas meters, tiled floor, door to upstairs flat, entrance door into;

Inner Hallway

Two large storage cupboards, exposed floorboards, doors off.

Lounge

Wooden sash bay window to front, picture rail, dado rail, open fire set in feature surround, T.V point.

Dining Room

Wooden sash window to side and rear, radiator, door to;

Kitchen

Wooden sash window to rear, range of wall and base units wooden work surface over, tiled floor, part tiled walls, space for washing machine, range cooker and fridge freezer. Belfast sink with mixer tap over, wall mounted Worcester boiler, wooden stable door to rear.

Bedroom One

Wooden sash window to front, picture rail, radiator.

Bedroom Two

Wooden sash window to rear, exposed floorboards, radiator, picture rail.

Bathroom

Wooden sash window, panel bath hot water shower over, pedestal wash hand basin, low level W/C, radiator.

Outside

Rear Garden

A real feature of the sale is the delightful rear garden, enclosed by wall, laid to patio with mature shrub borders, side gate giving access to front. Garden Shed to rear.

Front

Enclosed by wall, pathway to front door, gate giving access to rear.

Front garden is not part of the sale property.

Agents Note

We have been advised the property benefits from a criss-cross lease and all repairs/maintenance are split 50/50.

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

