

Rockleaze Mansions, Paragon Road, Weston-Super-Mare,
Somerset. BS23 2DB

£190,000 Freehold

FOR SALE



www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Set within the highly sought-after Weston Hillside, this charming ground floor apartment occupies a prime position on Paragon Road within the attractive period building of Rockleaze Mansions. Offering a wonderful blend of character, privacy and outdoor space, this unique home is further enhanced by its rare freehold status. Approached via its own private entrance, the property immediately impresses with its exceptional outside space. As you walk along the entrance pathway, you are greeted by a generously sized garden to the right, mainly laid to lawn and enjoying a peaceful outlook with far-reaching views. This space also benefits from a useful garden shed, making it ideal for both relaxation and practical use. To the left, a separate courtyard-style garden provides a perfect seating area, enjoying stunning views across to the seafront. Both gardens are south-facing, allowing for an abundance of natural sunlight throughout the day and creating ideal spaces for entertaining or unwinding. Stepping into the property, you are welcomed by an entrance hall that leads through to the main living accommodation. The living room is a bright and inviting space, featuring French doors to the front aspect which allow natural light to flood the room while also providing a pleasant outlook. From here, access is granted to an additional inner room, offering versatility as either a dining area or secondary sitting room, perfectly suited to modern living. The inner hallway then leads to the remainder of the accommodation, including two well-proportioned bedrooms, a shower room, and a kitchen. The layout offers a practical and comfortable flow, making the property ideal for a range of buyers including downsizers, first-time purchasers, or those seeking a coastal retreat. This delightful home combines character features, flexible living space, and exceptional outdoor areas in a highly desirable hillside location, all within close proximity to Weston-super-Mare's seafront and amenities. With the added advantage of being a freehold property, this is a rare opportunity not to be missed.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Ground Floor Flat
- Two Bedrooms
- Substantial Side Garden + From Garden with Sea Views
- Tenure - Freehold
- Secure Private Entrance
- Hillside Location Close to Sea Front
- Gas Central Heating & UPVC Double Glazing
- Energy Performance Certificate Rated - C
- Council Tax Band - A



ROOM DESCRIPTIONS

Entrance

Main front door opening to;

Entrance Hall

From here you have access to;

Living Room

15' 3" x 14' 11" (4.65m x 4.55m) UPVC double glazed french doors to front, radiator and opening to;

Dining Room

11' 5" x 11' 2" (3.48m x 3.40m) Doors to kitchen, shower room and both bedrooms, radiator.

Kitchen

4' 1" x 15' 1" (1.24m x 4.60m) A spacious, long galley-style kitchen fitted with a comprehensive range of base and wall-mounted units, providing ample storage throughout. The kitchen is equipped with a built-in sink complemented by modern mixer taps, offering both practicality and style. There is designated space for a cooker as well as room to accommodate a fridge freezer, making it a highly functional layout for everyday use. A rear-facing window allows plenty of natural light to flow into the space, creating a bright and welcoming environment.

Shower Room

5' 9" x 7' 10" (1.75m x 2.39m) Low level WC, was hand basin, shower with waterfall shower and handheld shower, heated towel rail, storage cupboards.

Bedroom One

15' 11" x 15' 0" (4.85m x 4.57m) UPVC double glazed bay windows to side aspect, radiator.

Bedroom Two

11' 8" x 7' 11" (3.56m x 2.41m) UPVC double glazed window to side aspect, radiator.

Garden

The property benefits from two separate outdoor spaces, each offering its own unique appeal. To the rear, there is a generously sized garden that is predominantly laid to lawn, providing ample space for relaxation, recreation, or family activities. This garden enjoys a pleasant open outlook, with charming views stretching across to Weston Pier, creating a lovely backdrop throughout the year. To the front of the property, you will find a beautifully arranged patio garden, thoughtfully designed to make the most of its position. This space is ideal for outdoor dining, entertaining guests, or simply unwinding while taking in the surroundings. From here, you can enjoy truly stunning, uninterrupted views across the seafront, making it a perfect spot to sit and appreciate the coastal setting.



FLOORPLAN & EPC

