

Brighton Road, Weston-Super-Mare, Somerset. BS23 3QQ

£300,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated on the sought-after Brighton Road, this charming property is ideally placed for easy access to the beach, local shops, schools, and transport links. The home has been lovingly maintained and offers generous accommodation arranged over two floors, perfectly suited to family living. As you step through the front door, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property. To the front, there is a comfortable living room with plenty of natural light, creating a warm and relaxing space to unwind. Further along, you'll find a separate dining room, ideal for family meals or entertaining guests, which could also serve as a second reception room or home office if desired. The heart of the home is the spacious kitchen/diner, offering ample worktop and storage space along with room for a dining table, perfect for busy mornings or casual get-togethers. Completing the ground floor is a handy cloakroom/WC, adding to the home's practicality. Upstairs, the property continues to impress with four well-proportioned bedrooms, three of which are generous doubles, providing flexibility for families or those working from home. The family bathroom is fitted with both a bath and separate shower, offering convenience for all. Outside, you'll find a delightful south-facing rear garden, a true suntrap throughout the day. The garden features well-tended shrubs, a seating area perfect for summer evenings, and a rear gate providing additional access. The property also benefits from owned solar panels, offering improved energy efficiency and reduced running costs, a valuable and environmentally friendly addition to this lovely home.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Mid Terrace House Close to Weston Seafront
- Four Bedrooms
- Solar Panels (Owned by Property)
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- South Facing Rear Garden
- Close to Weston Seafront
- Downstairs Cloakroom WC



ROOM DESCRIPTIONS

Entrance

Gate opening through to front aspect with small courtyard, door to;

Entrance Hall/Porch

UPVC double glazed door into porch with an internal door to entrance hall, from here you have stairs rising to first floor landing, doors to all downstairs rooms, radiator.

Living Room

12' 4" x 12' 1" (3.76m x 3.68m) UPVC double glazed bay windows to the front aspect, radiator and open fireplace.

Dining Room

9' 9" x 11' 10" (2.97m x 3.61m) UPVC double glazed window to rear aspect, radiator and fireplace.

Kitchen/Dining Room

9' 6" x 29' 1" (2.90m x 8.86m) UPVC double glazed windows to side and rear aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space for fridge freezer and space and plumbing for dishwasher. There is also space for dining room furniture, radiator.

Utility Room

2' 8" x 5' 2" (0.81m x 1.57m) UPVC double glazed obscure door to rear garden, space and plumbing for washing machine, wall mounted boiler.

Downstairs Cloakroom

UPVC double glazed window to side aspect, low level WC, wash hand basin.

Stairs Rising to First Floor Landing

Bedroom One

11' 2" x 14' 11" (3.40m x 4.55m) UPVC double glazed bay windows to front aspect, radiator and fireplace.

Bedroom Two

11' 0" x 11' 10" (3.35m x 3.61m) UPVC double glazed window to rear aspect, radiator.

Bedroom Three

9' 7" x 9' 9" (2.92m x 2.97m) UPVC double glazed window to rear aspect, radiator.

Bedroom Four

5' 6" x 8' 9" (1.68m x 2.67m) UPVC double glazed window to front aspect, radiator.

Bathroom

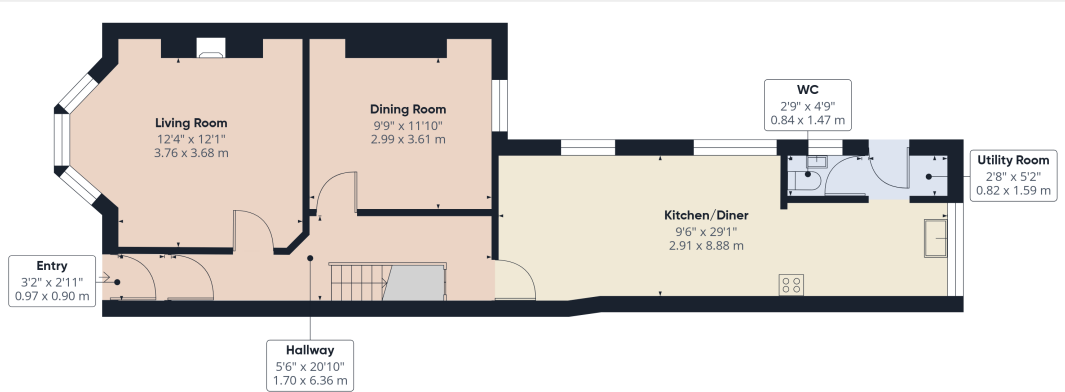
6' 6" x 7' 5" (1.98m x 2.26m) UPVC double glazed obscure windows to side aspect. Beautiful free standing bath with hand held shower, low level WC and vanity wash hand basin, fully enclosed shower with hand held shower and over the head waterfall shower, heated towel rail.

Rear Garden

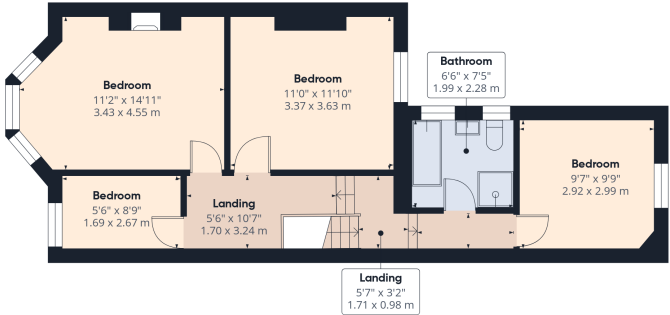
Fully enclosed rear garden mainly laid to artificial lawn and patio with gate to rear aspect.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1246 ft²
115.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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