

Bristol Road Lower, Weston-Super-Mare, Somerset. BS23 2RS

£190,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated on the highly sought-after Weston Hillside, this superb two-bedroom duplex apartment occupies the first and second floors of a unique and charming 'Blue Plaque' building on Bristol Road Lower. With character and history woven into its very fabric, this property offers a rare opportunity to own a piece of Weston's heritage. The apartment boasts its own private off-road parking space—an invaluable feature in such a desirable location. Inside, the home is thoughtfully laid out across two floors. The main living accommodation comprises a bright and airy living room, a well-appointed kitchen, and a modern bathroom, all conveniently located on the entry level. Stairs rise to the upper floor, where you will find two comfortable double bedrooms, each offering a peaceful retreat and character features in keeping with the building's period charm. Ideally located just a short stroll from Weston-super-Mare's golden beach and vibrant seafront, the apartment also benefits from easy access to local amenities, shops, and transport links—making it perfect as a full-time residence, holiday home, or investment opportunity.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- First & Second Floor Duplex Apartment
- Two Bedrooms
- Weston Hillside Location
- No Onward Chain Complications
- Off Road Parking
- ' Blue Plaque Building '
- Superb Features
- Leasehold Tenure



## ROOM DESCRIPTIONS

### Entrance

Communal entrance taking you up to main front door opening through to;

### Entrance Hall

Doors to bathroom kitchen and living room, storage cupboard and window to side aspect;

### Living Room

15' 3" x 12' 1" (4.65m x 3.68m) This charming room exudes a warm and inviting ambiance, enhanced by a dual-aspect design with a double-glazed sash window and a small-pane window. A striking feature fireplace with an electric fire adds to the cozy atmosphere. Additional features include a radiator, a decorative screen, and a coved ceiling. A staircase leads up to the first floor.

### Kitchen

8' 9" x 19' 7" (2.67m x 5.97m) Equipped with a variety of floor and wall-mounted units, complemented by stylish worktops and coordinating upstands. Features a built-in Neff electric oven and gas hob, accented by a colored splash back and an overhead cooker hood. Includes an integrated fridge/freezer and microwave, along with a cupboard housing the gas central heating boiler.

### Bathroom

10' 11" x 4' 8" (3.33m x 1.42m) A stylish white bathroom suite featuring a panelled bathtub with an overhead shower, a vanity washbasin with storage beneath, and a low-level WC. Additional features include an illuminated mirror, recessed downlights, an extractor fan, a shaver point, and an obscure window for privacy.

### Stairs Rising to First Floor Landing

### Bedroom One

15' 2" x 11' 11" (4.62m x 3.63m) Radiator. Double-glazed windows on two sides allow plenty of natural light. A vaulted ceiling showcases the exposed wooden beams.

### Bedroom Two

8' 8" x 11' 3" (2.64m x 3.43m) Radiator and double glazed window to side aspect.

### Parking

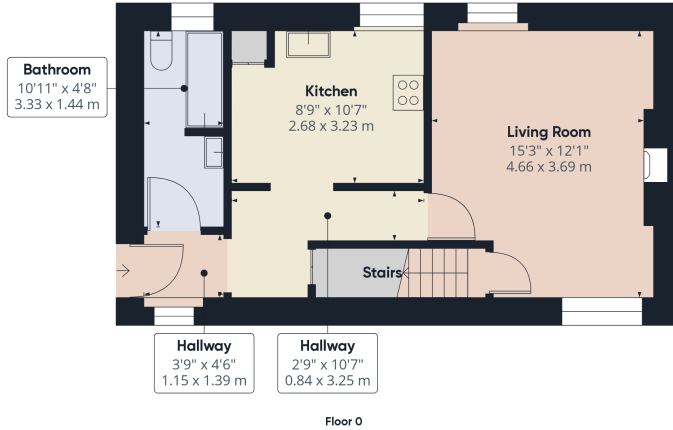
Allocated parking space



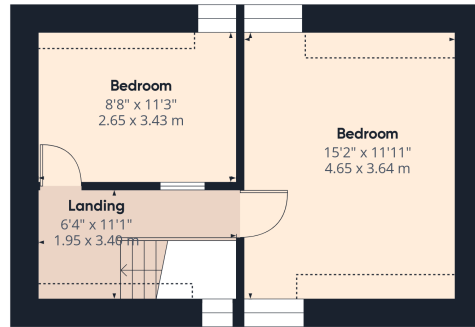




# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
751.65 ft<sup>2</sup>  
69.83 m<sup>2</sup>

**Reduced headroom**  
34.35 ft<sup>2</sup>  
3.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

