

Clarence Place, Clarence Road North, Weston-Super-Mare,  
Somerset. BS23 4BY

£215,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to your new home in the heart of Weston super Mare, situated on the coveted Clarence Road North. Nestled in one of the most sought-after areas, this first-floor apartment offers not just a home, but a lifestyle enriched by the nearby beach and Clarence Park. As you enter through the privately gated entrance, you'll be greeted by a sense of security and exclusivity. Ascend the communal stairs to the first floor, where your spacious sanctuary awaits. Step inside to discover a well-designed layout featuring a thoughtfully arranged living space. The apartment boasts a bathroom, ideal for unwinding after a day of seaside adventures, along with two generously sized bedrooms providing ample accommodation for residents or guests. The heart of the home lies in the expansive living room/diner, offering versatility for both relaxation and entertaining. Flooded with natural light, this inviting space seamlessly transitions into the adjoining kitchen, creating a harmonious flow throughout. The kitchen itself is a culinary haven, equipped with modern amenities and ample storage, making meal preparation a joyous affair. One of the standout features of this property is the allocated parking space, ensuring convenience and peace of mind for residents. Beyond the confines of your abode, explore the vibrant neighborhood brimming with life and excitement. Whether it's a leisurely stroll along the beach, a picnic in Clarence Park, or indulging in the local amenities and dining options, there's something for everyone just moments from your doorstep.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- First Floor Apartment
- Two Bedrooms
- Close to Beach
- Parking
- Gated Entrance
- Close to Clarence Park
- Leasehold
- Living Room/Diner



## ROOM DESCRIPTIONS

### Entrance

Block paved driveway leading up to secure gated entrance with access to communal entrance and stairs rising to first floor with door opening through to;

### Entrance Hall

Door opening through to apartment with access to bedrooms, bathroom, living room/diner and kitchen, radiator and door entry phone

### Bathroom

5' 11" x 6' 4" (1.80m x 1.93m)  
Low level WC, paneled bath with mixer taps over, pedestal wash hand basin, fully enclosed shower cubicle with hand held shower attachment, heated towel rail.

### Bedroom One

9' 8" x 13' 2" (2.95m x 4.01m)  
UPVC double glazed sash windows with side aspect, radiator and two built in wardrobes.

### Bedroom two

7' 7" x 10' 10" (2.31m x 3.30m)  
UPVC double glazed sash windows with side aspect, radiator.

### Living Room/ Diner

16' 0" x 24' 7" (4.88m x 7.49m)  
Two sets of UPVC double glazed sash windows with side aspect, three radiators and opening through to;

### Kitchen

Range of wall to base units inset one and a half bowl stainless steel sink and drainer, integrated washing machine, integrated four ring gas hob, integrated ovens and microwave, integrated dish washer and integrated fridge freezer, extractor fan.

### Parking

Parking for one car







## FLOORPLAN & EPC

