

**Frankford Mansions, South Road, Weston-Super-Mare,
Somerset. BS23 2HH**

£265,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly desirable Weston Hillside location, this charming ground floor flat forms part of the attractive period building known as 'Frankford Mansions'. Offering generous accommodation throughout, the property benefits from three well-proportioned bedrooms, driveway parking, and a south-facing rear garden, making it an ideal home for families, downsizers, or those seeking a character property with outdoor space. The flat is accessed via its own private entrance, which opens into a welcoming porch area. From here, you step into a good-sized inner hallway that provides access to all principal rooms, creating a practical and well-laid-out living space. The sense of space and natural light is evident throughout the property, with all rooms offering comfortable proportions. The kitchen/diner is well positioned and provides ample room for both cooking and dining, making it a sociable and functional area for everyday living. The living room is of a generous size and offers a pleasant space to relax or entertain, with scope for a variety of furniture layouts. There are three bedrooms, all of which are well sized and versatile. The main bedroom benefits from the added convenience of an en suite, while the remaining bedrooms are ideal for family members, guests, or home office use. A separate shower room and an additional cloakroom further enhance the practicality of the accommodation. Externally, the property boasts a south-facing rear garden, perfect for enjoying the sunshine and outdoor dining, as well as a front garden area that adds to the overall appeal. The inclusion of driveway parking is a valuable feature, particularly in this sought-after location. Set within a period building and located on Weston Hillside, the property enjoys a peaceful setting while remaining within easy reach of Weston-super-Mare's amenities, transport links, and coastal attractions.

FEATURES

- 360 VIDEO TOUR AVAILABLE
- Superb Ground Floor Flat
- Three Bedrooms - Main with En Suite
- Driveway Parking
- South Facing Rear Garden
- Weston Hillside Location
- Kitchen/Diner
- UPVC Double Glazing + Gas Central Heating
- Front Garden Area
- Private Entrance



ROOM DESCRIPTIONS

Entrance

Enter via main front door opening through to;

Porch

From here you have access to;

Entrance Hall/Inner Hallway

Doors to all rooms, storage cupboard and radiator.

Kitchen/Diner

11' 3" x 21' 3" (3.43m x 6.48m) The kitchen benefits from UPVC double-glazed windows to both the rear and side aspects, allowing plenty of natural light throughout the space. It is fitted with a comprehensive range of wall and base units, incorporating an inset sink with drainer and mixer tap above. There is ample space and plumbing for a dishwasher and washing machine, along with designated space for a tumble dryer and a fridge freezer. The layout also comfortably accommodates a Rangemaster-style cooker, making it ideal for keen cooks. Additional features include a wall-mounted boiler, a radiator for added comfort, and sufficient space to accommodate a dining table, creating a practical and sociable kitchen area, from here you have an opening through to;

Living Room

14' 9" x 20' 11" (4.50m x 6.38m) The lounge benefits from UPVC double-glazed bay windows to the rear aspect, allowing an abundance of natural light to flow into the room. A UPVC double-glazed door provides direct access to the rear, south-facing garden, creating an ideal connection between indoor and outdoor living. The room is further enhanced by a charming wood-burning stove, a radiator for added comfort, and generous space to accommodate a range of furniture layouts.

Bedroom One

12' 4" x 19' 7" (3.76m x 5.97m) UPVC double glazed window to front aspect, radiator and space for bedroom furniture, door through to;

En Suite

6' 4" x 10' 0" (1.93m x 3.05m) UPVC double glazed obscure window to side aspect, corner bath with shower over, low level WC and pedestal wash hand basin, radiator.

Bedroom Two

7' 7" x 14' 11" (2.31m x 4.55m) UPVC double glazed window to front aspect, two built in storage cupboards, radiator.

Bedroom Three

7' 2" x 17' 9" (2.18m x 5.41m) UPVC double glazed window to rear aspect, radiator. Please note there is also a UPVC double glazed door in this room opening to the rear garden.

Cloakroom

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

Shower Room

UPVC double glazed window to side aspect, Enclosed shower cubicle with shower attachment, pedestal wash hand basin.

Rear Garden

Fully enclosed rear south facing garden laid to artificial lawn and patio, from the garden you have gate to driveway.

Driveway Parking

Gated driveway with up and over car port.

Front Garden

The front garden is laid to more of a rockery/patio area.



FLOORPLAN & EPC

