

The Highbury, Atlantic Road, Weston-Super-Mare, Somerset.

BS23 2DL

Offers in Excess of £300,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to offer this stunning three bedroom maisonette with fantastic views across Weston and the bay, large room sizes, an en-suite to the master bedroom, its own allocated parking space and situated in the historic Highbury building.

Benefiting from its' own private entrance path & substantial front door which opens to a grand hallway with sweeping staircase to the upper floor accommodation. The living room is truly a major draw in this property and is a real treat being such a large room with amazing views to the sea and beyond. The kitchen offers a modern range of wall and base units with worktops over, gas hob & electric oven, integral dishwasher and fridge freezer, inset sink/drainer.

There are 3 generous bedrooms with bed 1 having the advantage of an en-suite bathroom and bed 2 & 3 on the upper floor sharing a separate shower room. In addition there is a Cloakroom for visitors.

The Highbury is set on Weston super Mare hillside and you can walk to the sea front with its array of restaurants, shops, public houses, hotels and to the beach.

Offered with vacant possession & no onward chain complications this fabulous property is sure to attract much attention & we recommend an early viewing in order to fully appreciate the spacious & flexible accommodation.

FEATURES

- Maisonette flat; set over 2 floors
- Private Entrance Door Access
- Stunning Period Living Room
- Grand Hall & Staircase
- Three Bedrooms
- En-suite, Shower Room & Cloakroom
- Sea Views
- Allocated Parking
- No Onward Chain Complications
- EPC - D
- Leasehold ~280 years
- Council Tax - Band D



ROOM DESCRIPTIONS

Hall Floor

Private Entrance

Personal walkway leading to the impressive front door which opens to;

Entrance Vestibule

Internal door opening to;

Hallway

Feature grand staircase rising to the first floor landing, high ceilings and coving, two radiators and doors to;

Cloakroom & Storage Area

Modern white suite comprising low level WC and hand wash basin with mixer tap over and worktop space, radiator, extractor and door to an under-stair storage cupboard/airing cupboard housing the hot water tank and updated consumer unit.

Kitchen

Modern kitchen with a good amount of storage with its range of matching eye and base level units with worktop space over, useful tall pull out pantry cupboard, inset stainless steel sink with adjacent drainer and mixer tap over, inset four ring gas hob with extractor over, mid-height electric double oven, built-in fridge/freezer, washer/dryer and dishwasher, radiator, cupboard housing the updated gas central heating boiler, downlights and extractor.

Sitting Room

A fabulous spacious room ideal for entertaining or relaxing with floor to ceiling bay sash window which enjoys a framed view of the Pier and sea front, feature fireplace with stone surround, two radiators, telephone and television point, high ceilings and coving.

Bedroom One

Arched sash window to rear, telephone point, radiator, high ceiling and coving, door to;

En-Suite Bathroom

Modern white suite comprising low level WC, hand wash basin set into storage vanity unit with taps over and tiled surround, towel radiator and extractor. Sash window to rear.

First Floor

From the Hall Floor a gorgeous sweeping staircase rising to upper floor Landing with radiator and doors to;

Bedroom Two

Arched sash window to rear plus smaller window, high ceiling and coving, mezzanine storage area (no current access) and radiator.

Bedroom Three

Arched sash window to rear, high ceiling and coving, mezzanine storage area (no current access) and radiator.

Shower Room

Modern fitted suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over and tiled surround, generous shower cubicle with mains shower over and panelling surround, towel radiator and extractor.

Outside

Allocated Parking - Situated in the resident's car park is the allocated parking space.

Room Measurements

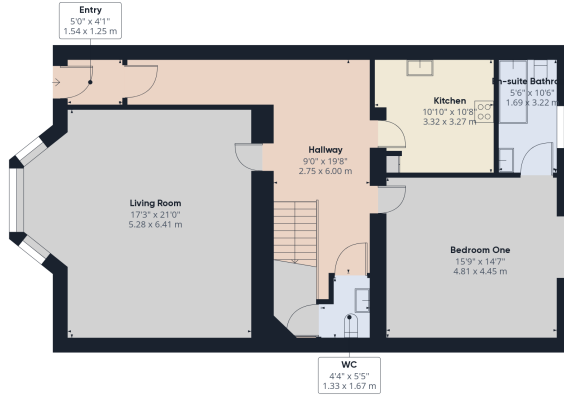
Please see the attached floorplan for approximate room measurements.

Disclaimer

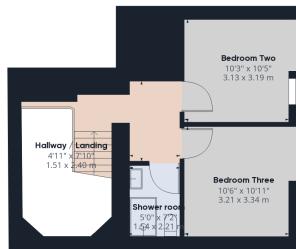
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1460.61 ft²
135.7 m²

(1) Excluding balconies and terraces

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

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