

Beach Road, Sand Bay, Weston-Super-Mare, Somerset.

BS22 9UG

£650,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....WOW... what a home, and what an exceptional coastal setting. Perfectly positioned directly opposite the beach at Sand Bay, this impressive detached residence offers a rare opportunity to enjoy true seaside living, where peace, privacy, and views come together effortlessly. From the moment you arrive, it's clear this is a property designed for those who appreciate space, tranquillity, and the ever-changing beauty of the coastline.

Imagine waking each morning to the gentle sound of the tide rolling in, stepping outside to breathe in the fresh sea air, and taking relaxed walks along the beach just moments from your doorstep. As the day draws to a close, you can unwind while watching spectacular sunsets paint the sky over the water — a daily reminder of just how special this location is.

The property itself provides extensive and highly versatile accommodation, ideal for growing families, multi-generational living, or those who simply value generous space. The layout has been carefully arranged to make the most of the open outlook and natural light throughout. On the ground floor, you are welcomed by five well-proportioned bedrooms, offering flexibility for both family life and guest accommodation. Four bathrooms serve this level, three of which are en-suite, providing both comfort and convenience. A cloakroom adds further practicality, while a rear double-glazed porch offers a useful transition space leading out to the garden — perfect after a day on the beach. The first floor is where the home truly showcases its stunning setting. An outstanding 29ft living room sits proudly at the front of the property, enjoying sea views that create a backdrop for everyday living and entertaining alike. A separate sitting room also benefits from coastal views, offering a more intimate space to relax. The kitchen/diner is well-appointed and perfectly positioned for both family meals and social gatherings, while a cloakroom and a spacious landing enhance the sense of space and flow. Completing this level is a bright conservatory, providing an additional area to sit back and enjoy the surrounding outlook in all seasons.

Externally, the property continues to impress. The private rear garden has been thoughtfully arranged with a combination of patio and lawn areas, creating an ideal environment for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. A particular highlight is the superb sun terrace, elevated to take full advantage of the far-reaching sea and beach views. This is undoubtedly one of the home's most special features — the perfect place to relax with a cold drink, entertain guests, or simply sit back and watch the sun set over the horizon. This is more than just a house; it's a lifestyle opportunity in one of the area's most desirable coastal positions. Properties in such a prime beachfront location are rarely available, making this a truly unique offering.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- Set opposite the beach
- 5 Bedrooms
- 29ft Living room with sea views
- Sitting room with sea views
- 4 bathrooms
- Superb sun terrace with sea views
- Parking for 4 vehicles
- EPC-tbc



## ROOM DESCRIPTIONS

**Steps up to the sun terrace.**

**Sun terrace:**

5.78m x 2.32m (19' 0" x 7' 7") Paved with a glass balustrade and views towards the sea. Main front door to the hallway

**Hallway:**

Stairs to the ground floor, doors to all the principal rooms

**Cloakroom:**

WC, wash hand basin, double glazed window

**Living room:**

9.05m x 3.65m (29' 8" x 12' 0") Dual aspect with 4 double glazed windows, plus a large floor to ceiling double glazed window with views towards the sea. 2 radiators, 2 doors to the hallway

**Sitting room:**

3.73m x 3.03m (12' 3" x 9' 11") Radiator, double glazed window with views towards the sea

**Kitchen/Diner:**

5.07m x 2.85m Minimum (16' 8" x 9' 4") Sink unit, floor and wall units, integrated fridge, freezer, dishwasher, washing machine, and built in oven and hob, 2 double glazed windows, door to the conservatory.

**Conservatory:**

4.98m x 2.97m (16' 4" x 9' 9") Double glazed windows, door to the rear, with steps down to the garden

**Ground floor:**

**Hallway:**

Storage area with sliding mirrored doors, door to the rear porch

**Bedroom 1:**

4.74m x 3.66m (15' 7" x 12' 0") Radiator, double glazed window, door to the en-suite

**En-suite:**

Walk in shower cubicle, WC, wash hand basin, radiator, double glazed window

**Bedroom 2:**

6.04m x 3.06m (19' 10" x 10' 0") Double glazed window, radiator, door to the en-suite

**En-suite shower room**

Shower cubicle, wash hand basin, WC, double glazed window, radiator

**Bedroom 3:**

4.17m x 2.80m (13' 8" x 9' 2") Radiator, double glazed window, door to the en-suite

**En-suite shower room:**

Shower cubicle, wash hand basin, WC, double glazed window, radiator

**Bedroom 4:**

3.65m x 2.94m (12' 0" x 9' 8") Radiator, double glazed window

**Bedroom 5:**

3.66m x 2.56m (12' 0" x 8' 5") Radiator, double glazed window

**Bathroom:**

Bath, wash hand basin, double glazed window, cupboard housing the boiler

**Separate WC**

WC, wash hand basin

**Rear porch:**

Double glazed windows, door to the garden

**Rear garden**

A private garden with a patio area, step up to the lawn area of the garden

**Parking:**

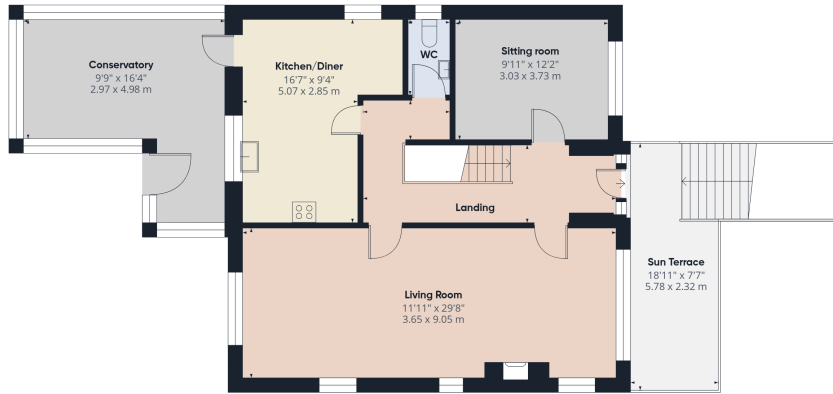
The double gates at the front of the house open on to the driveway, which provides parking for 4 vehicles



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

2119 ft<sup>2</sup>  
196.7 m<sup>2</sup>

**Balconies and terraces**

127 ft<sup>2</sup>  
11.8 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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