

Shrubbery Walk, Weston Hillside, Weston-Super-Mare,  
Somerset. BS23 2JE

£225,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....An exceptional opportunity to acquire a beautifully maintained first-floor apartment, ideally positioned on the sought-after Weston Hillside. This charming residence combines elegant living with a prime coastal location—just a 10-minute walk down the hill to the golden sands of Weston-super-Mare's seafront, offering easy access to an array of popular cafes, vibrant bars, quality restaurants, and the iconic beach.

The property has been lovingly cared for by the current owner and is presented in excellent condition throughout, offering light-filled, generously proportioned accommodation that will appeal to a wide range of buyers—including first-time purchasers, downsizers, holiday home seekers alike. The heart of the home is a fantastic lounge and dining area, bathed in natural light and enjoying open views towards the sea and the famous Grand Pier—an ideal space for relaxing or entertaining guests. The apartment boasts two well-sized double bedrooms, both offering comfortable living space and flexibility for use as guest accommodation or a home office. The kitchen is a good size and well-appointed, providing ample worktop and storage space for those who enjoy cooking at home. Completing the accommodation is a large bathroom featuring, perfect for unwinding after a day at the beach. The central hallway is a real feature, with all rooms leading off of it.

Further benefits include gas central heating, double glazing throughout for year-round comfort, and the added convenience of an allocated parking space—an invaluable feature in this desirable location. This delightful home offers a wonderful blend of lifestyle and practicality, situated in a peaceful, elevated position with easy access to all that Weston-super-Mare has to offer. Early viewing is highly recommended to fully appreciate the space, quality, and location this apartment has to offer.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning first floor apartment
- 2 double bedrooms
- 19ft lounge diner with open outlook
- Beautifully maintained
- 10 minute walk to the sea front
- Allocated parking space
- Double glazing & gas central heating
- Viewing is essential to appreciate this amazing apartment
- EPC-D



## ROOM DESCRIPTIONS

**Outside staircase leads to the communal front door**

**Communal front door to communal hallway**

**Communal hallway:**

Door to the apartment

**Kitchen:**

4.41m x 2.87m (14' 6" x 9' 5") Sink unit, floor and wall units, built in oven and hob with extractor hood over, 2 double glazed windows, spotlights, opening to the hallway

**Inner hallway**

2.86m x 2.14m (9' 5" x 7' 0")  
A lovely area of the apartment, with doors to the bedrooms, bathroom and lounge/diner

**Lounge/diner:**

6.09m x 4.31m (20' 0" x 14' 2") Double glazed bay window with views towards the sea and The Grand Pier, electric fire, 2 radiators

**Bedroom 1:**

5.75m x 3.94m (18' 10" x 12' 11") Double glazed window, radiator.

**Bedroom 2:**

4.44m x 3.95m (14' 7" x 13' 0") Radiator, double glazed window

**Bathroom:**

3.22m x 2.16m (10' 7" x 7' 1") Bath with shower over and shower screen, WC, wash hand basin, double glazed window

**Parking:**

To the front of the property, is one allocated space







## FLOORPLAN & EPC

