

Sunnyside Road, Weston-Super-Mare, Somerset. BS23 3QF

£180,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after area of Weston-super-Mare, this delightful two-bedroom first-floor flat on Sunnyside Road offers comfortable and convenient living. Perfect for first-time buyers, downsizers, or investors, this property is just a short distance from local amenities, transport links, and the vibrant town centre. As you enter the flat, you are greeted by stairs that lead to the first-floor landing, which is bright and airy, creating a welcoming atmosphere. The landing provides access to all rooms, giving the flat a well-thought-out layout and an excellent sense of space. The property boasts two well-proportioned bedrooms, ideal for comfortable living or as a guest room and office. The bathroom is stylishly designed and fitted with modern fixtures. The living room is the heart of the home, offering a cosy yet spacious area to relax and entertain. The room opens seamlessly into the kitchen, which is well-equipped with plenty of storage and worktop space, perfect for those who enjoy cooking or hosting. A major benefit of this property is the parking space to the rear, providing secure and convenient off-street parking.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Great Location First Floor Flat
- Two Bedrooms
- Parking For One Car
- Cul De Sac Location
- Gas Central Heating & Full Double Glazing
- Convenient Location
- Great Condition



## ROOM DESCRIPTIONS

### Entrance

Door opening into shared entrance hall, door then opening with stairs rising to;

### Entrance Hall

Stairs rising to first floor landing which has doors to all rooms, radiator and also loft hatch.

### Living Room

15' 0" x 12' 4" (4.57m x 3.76m) UPVC double glazed bay windows to front aspect, radiator and opening through;

### Kitchen

8' 9" x 5' 8" (2.67m x 1.73m) UPVC double glazed window to front aspect, range of wall and base units inset sink and drainer, integrated hob and eye level oven, space and plumbing for washing machine, space and plumbing for dish washer.

### Bedroom One

11' 10" x 9' 10" (3.61m x 3.00m) UPVC double glazed window to rear aspect, radiator and two built in storage cupboards.

### Bedroom Two

7' 8" x 10' 7" (2.34m x 3.23m) UPVC double glazed window to rear aspect, radiator and built in wardrobe

### Bathroom

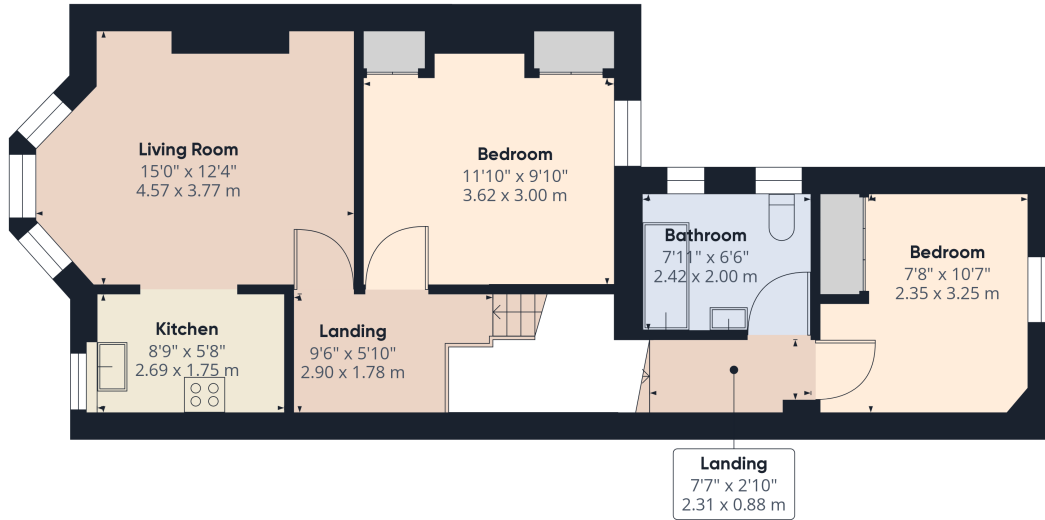
7' 11" x 6' 6" (2.41m x 1.98m) UPVC double glazed obscure windows to side aspect, low level WC, bath with shower over, pedestal wash hand basin and radiator.

### Parking

Off road parking for one car to rear



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
583.08 ft<sup>2</sup>  
54.17 m<sup>2</sup>

(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.  
Calculations are based on RICS IPMS 3C standard.

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