

Park Villas, Weston-Super-Mare, Somerset. BS23 2AS

£365,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.... This unique and characterful seaside home offers an exceptional opportunity to enjoy coastal living at its finest. Situated just 200 yards from the promenade and golden sands of the beach, this charming property places you at the heart of a vibrant lifestyle. With a delightful array of restaurants, bars, cafés, shops, hotels, and the iconic Grand Pier all within easy walking distance, the location truly has something for everyone.

Offered for sale with no onward chain, this home is designed to provide comfort and versatility. The accommodation includes a welcoming lounge, a stylish and well-appointed kitchen, and a separate sitting room that can easily be utilized as a fourth bedroom to suit your needs. An additional internal room offers great flexibility, serving as an ideal space for storage, a hobby room, or even a home office. Practicality is further enhanced by a utility room, a convenient ground-floor cloakroom, 3 double bedrooms, a generously sized family bathroom, and a private en-suite shower room, perfect for modern living.

The property benefits from double glazing and gas central heating throughout, ensuring year-round comfort. Outside, there is the added advantage of off-street parking, a sought-after feature in this prime location. The small but secluded garden provides a peaceful retreat, perfect for relaxing with a morning coffee. Whether you're seeking a permanent residence, a coastal getaway, or a property with excellent potential for holiday letting, this home ticks all the boxes. With its combination of charm, convenience, and versatility, this is a rare opportunity to secure a slice of seaside living.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached home
- Very individual
- 200 yards to the sea front
- 3 double bedrooms
- Sitting room/bedroom 4
- Large bathroom and en-suite shower room
- Cloakroom and utility room
- Parking to the front
- EPC-C



ROOM DESCRIPTIONS

Main front door to the entrance porch

Entrance porch

Door to the lounge

Living room:

4.70m x 4.40m (15' 5" x 14' 5") Double glazed window, radiator, doors to the sitting room/bedroom 4, kitchen, utility room, storage room/office, stairs to the first floor

Kitchen:

5.27m x 2.54m (17' 3" x 8' 4") Sink unit, floor and wall units, oven, hob, central island, double glazed window door to the garden.

Utility room:

2.19m x 1.36m (7' 2" x 4' 6") Plumbing for washing machine, door to the cloakroom

Cloakroom:

WC, wash hand basin, radiator

Sitting room/bedroom 4:

4.25m x 2.89m (13' 11" x 9' 6") Radiator, double glazed window

Storage room/office:

4.25m x 2.89m (13' 11" x 9' 6") No windows in this room. Radiator

Mezzanine level:

Door to the bathroom, stairs to the landing

Bathroom:

2.70m x 2.19m (8' 10" x 7' 2") Large Jacuzzi style bath, wash hand basin, WC, heated towel rail

First floor landing:

Cupboard, doors to the bedrooms

Bedroom 1:

4.31m x 3.35m (14' 2" x 11' 0") Radiator, double glazed window, door to the en-suite

En-suite shower room:

Walk in shower cubicle, feature wash hand basin, WC, heated towel rail

Bedroom 2:

5.36m x 4.20m (17' 7" x 13' 9") Radiator, double glazed window

Bedroom 3:

3.42m x 3.21m (11' 3" x 10' 6") Radiator, double glazed window

Parking:

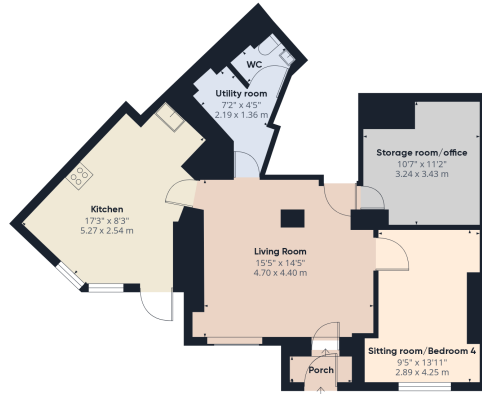
To the front is off street parking

Garden:

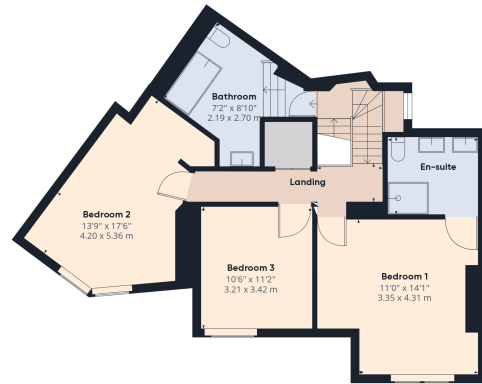
Fully enclosed area with Artificial grass, door to the Kitchen



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽¹⁾
1451.18 ft²
134.82 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. Calculations are based on RICS IPMS 3C standard.

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