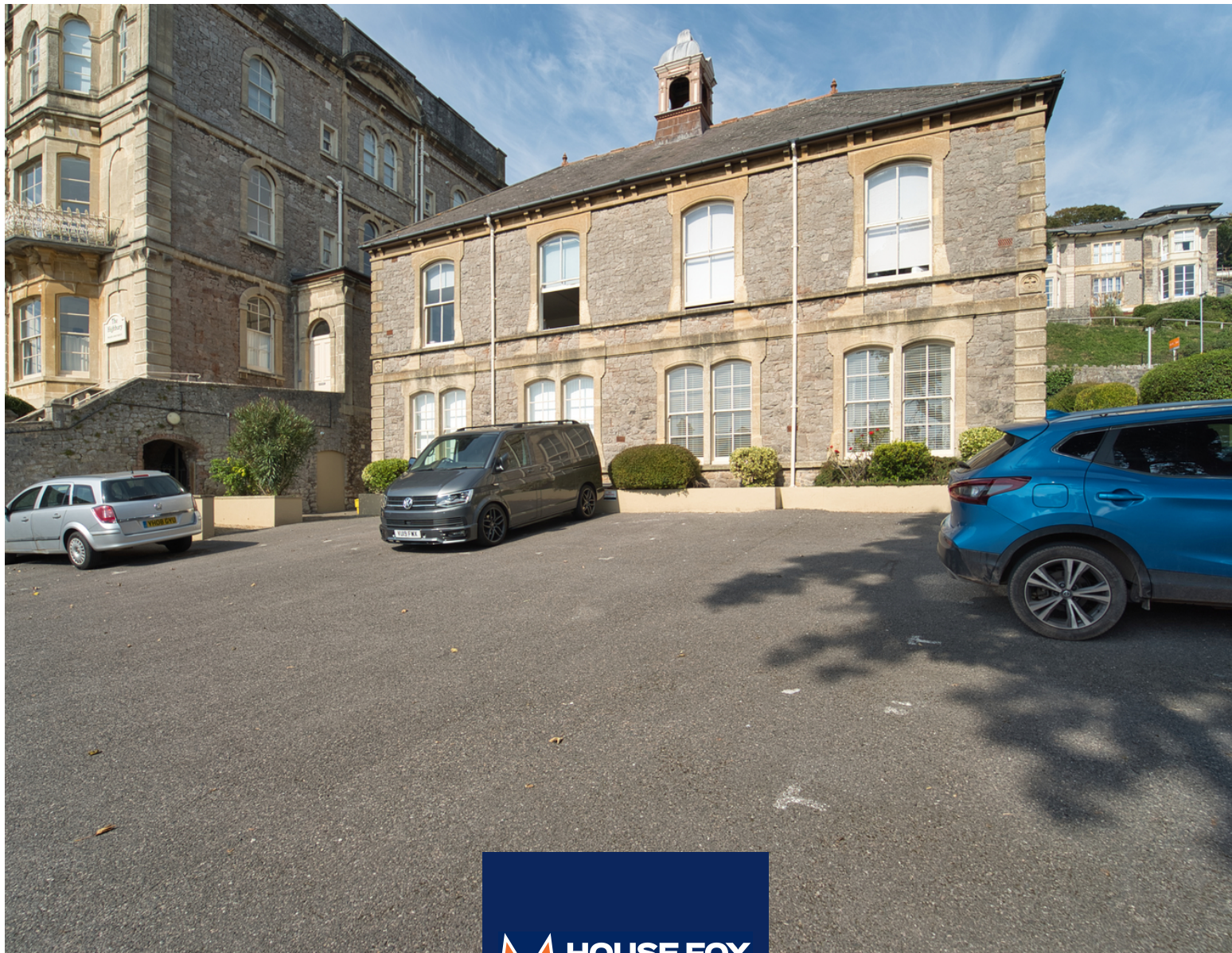


The Highbury, Atlantic Road, Weston-Super-Mare, Somerset.

BS23 2DL

£250,000

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Converted in 2004, this exquisite duplex apartment is situated in a highly sought-after location on the picturesque hillside of Weston-super-Mare. Offering both charm and convenience, it provides the perfect balance between tranquil hillside living and easy access to the vibrant seafront. Within just a 5-10 minute stroll, you'll find yourself at coastline, with its beach, promenade, and an array of cafes, restaurants, bars, and shops.

This apartment is perfect for those who wish to enjoy the best of coastal living, whether for leisurely beachside walks or evenings out. Occupying the first floor of a characterful building, the apartment exudes a sense of space and light. Upon entering, you are greeted by a hallway that sets the tone for the property's generous proportions. The heart of the home is the impressive open-plan lounge, dining, and kitchen area, designed with modern living in mind. With its expansive layout, this area offers the perfect setting for both relaxation and entertainment. Whether hosting family gatherings or intimate dinners with friends, the space provides versatility and comfort. Large windows allow natural light to flood the room, creating a bright and welcoming atmosphere, while the kitchen is fitted with modern appliances, offering a functional yet stylish space for culinary endeavours.

The apartment boasts two bedrooms, each designed with comfort and tranquillity in mind. The master bedroom offers ample space for a range of furnishings, while the second bedroom could serve as a guest room, home office, or even a personal hobby room, catering to a variety of lifestyle needs. In addition to the main bathroom, which includes a modern suite, there is also a separate shower room, providing added convenience for guests or busy mornings. Further enhancing the property's appeal is the inclusion of gas central heating, ensuring warmth and comfort throughout the year. Outside, the property offers a designated parking space—a valuable asset in this popular location—as well as a section of garden. This outdoor space is ideal for enjoying peaceful afternoons, whether sipping your morning coffee or unwinding with a book in the fresh coastal air. In summary, this beautifully presented duplex apartment offers a unique opportunity to enjoy stylish, living in one of Weston-super-Mare's most desirable locations. With its combination of modern design, prime location, and thoughtful features, it provides an exceptional lifestyle opportunity for those seeking both convenience and elegance.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- First floor duplex apartment
- 2 bedrooms
- Area of garden
- Parking space
- 5-10 minute walk to the sea front
- Superb open plan lounge/dining/kitchen area
- Bathroom and shower room
- Gas central heating
- EPC-tbc



ROOM DESCRIPTIONS

2 communal entrance doors, with an entry phone system.

There is a door on the ground floor, parking space level, or up the outside steps to the front, taking you to the same level as the apartment

Communal hallway:

Door to the apartment, plus a rear door, giving access to South Road

Hallway:

Split level, with doors to the lounge/kitchen/diner, shower room and bedroom 2, window.

Shower room:

Shower cubicle, wash hand basin, WC

Bedroom 2:

2.55m x 2.49m (8' 4" x 8' 2") Window to the rear, radiator, cupboard

Lounge/Kitchen/Diner:

8.13m x 7.42m (26' 8" x 24' 4") A superb light room, with lovely size South facing windows to the front. 2 radiators, window to the rear, stairs to the first floor gallery style bedroom. KITCHEN: Sink unit, floor and wall units, integrated dishwasher (fitted 2024) integrated fridge, freezer and washing machine, built in oven and hob (oven fitted 2024), worksurfaces

First floor:

Doors to the bedroom, bathroom and cupboard

Bedroom 1:

Gallery style over looking the lounge, radiator

Bathroom:

Bath, wash hand basin, WC, heated towel rail

Allocated parking space:

Numbered number 8

Garden area:

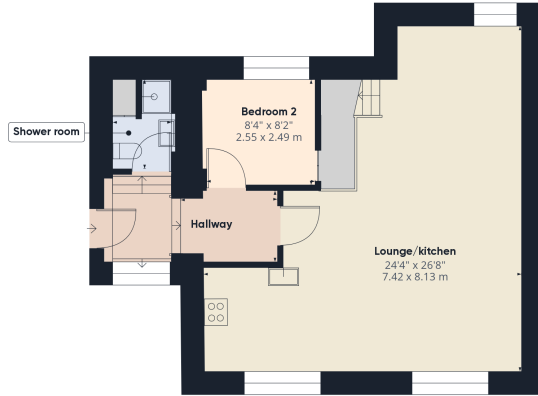
To the side/rear of the apartments, the garden is split into 4 sections, apartment 8 has the first section as you walk around the side of the building

Communal gardens:

To the front of the main building there is very well kept gardens, that are perfect to sit out and enjoy the fresh air



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

879.3 ft²
81.69 m²

Reduced headroom

22.93 ft²
2.13 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360