

Shrubbery Terrace, Weston-Super-Mare, Somerset. BS23 2JZ

£170,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly desirable location of Weston Hillside, this charming top floor two-bedroom apartment offers a fantastic opportunity to enjoy coastal living with all the benefits of a well-connected and vibrant community.

Located on the sought-after Shrubbery Terrace, the property is ideally positioned just a short distance from Weston-super-Mare's beautiful seafront, with its scenic promenade, beaches, and array of amenities. The apartment is accessed via a communal entrance with stairs leading to the top floor, where you will find your private front door. Upon entering the property, you are welcomed into a spacious and well-laid-out home. The heart of the apartment is the open plan living room and kitchen area – a bright and airy space perfect for relaxing or entertaining, thanks to ample natural light and thoughtful design. There are two generously sized bedrooms, providing comfortable accommodation for a range of buyers, whether you're a first-time buyer, downsizer, or investor. The modern shower room is well-appointed, completing the internal layout of this appealing home. Externally, the property benefits from off-road parking to the front – a valuable addition in this location.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Top Floor Flat on Weston Hillside
- Two Bedrooms
- Open Plan Living Areas
- Off Road Parking to Front
- Close to Weston Sea Front
- UPVC Double Glazing & Gas Central Heating
- Two Good Size Bedrooms



## ROOM DESCRIPTIONS

### Communal Entrance

Drive leading to communal door with stairs rising to top floor with main front door opening through to;

### Entrance Hallway

With doors to living room/kitchen, shower room and both bedrooms.

### Open Plan Living Room/Kitchen

15' 11" x 15' 4" (4.85m x 4.67m) UPVC double glazed windows to front aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated fridge/freezer, integrated washer/dryer and centre island which features a integrated four ring gas hob and oven under, this room also features space for living room furniture and a radiator.

### Shower Room

10' 5" x 3' 10" (3.17m x 1.17m) sky light to ceiling allow natural light to pour in, fully enclosed shower with fitted waterfall shower, pedestal wash hand basin, low level WC and radiator.

### Bedroom One

15' 11" x 7' 6" (4.85m x 2.29m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Two

12' 8" x 7' 9" (3.86m x 2.36m) UPVC double glazed window to rear aspect, radiator.

### Parking

Parking for one car to front driveway







FLOORPLAN & EPC

