

Ellenborough Park South, Weston-Super-Mare, Somerset. BS23 1XN

£260,000 Share of Freehold

FOR SALE



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ESTATE AGENTS

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PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to offer this magnificent ground-floor apartment featuring a private driveway, garden, garage, and an elegant private entrance showcasing period features throughout.

The property enjoys a superb position overlooking Ellenborough Park, just a short stroll from the seafront, the railway station, and local shops. Rarely available, this imposing Victorian residence is a true gem.

Accessed through private wrought iron gates, the property is approached via an impressive driveway leading to the personal entrance, with garage, car port and lawned areas.

Upon entering, you are immediately struck by the high ceilings and an attractive stain glass door with side panels which opens into a generous dining hall. From here, doors lead to the modern fitted kitchen, shower room and a vast truly stunning living room with a original ceiling rose & cornice plus an inner hallway providing access to two double bedrooms.

Outside, the property benefits from a fully enclosed private garden situated off the grand driveway. There is also shared access to a cellar area, ideal for storage. The accommodation is presented in good order throughout, offering notably spacious rooms and high ceilings. With its close proximity to the train station, seafront, pier, town centre this fabulous property is offered with no onward chain & is sure to attract much attention.

FEATURES

- Ground Floor Apartment
- Good Order Throughout
- Two Double Bedrooms
- Spacious Accommodation Throughout
- Garage, Car Port & Large Private Driveway
- Private Enclosed Garden
- Share of Freehold
- No Onward Chain - Vacant property
- Views over Ellenborough Park
- EPC - TBC



ROOM DESCRIPTIONS

Accommodation

Entrance Porch

Secure multi-lock front door to the front of the property. Feature coving, decorative wooden flooring and a wall mounted radiator.

Dining Hall

Beautiful stain glass & ornate glass door & side panels. Feature coving, grand, centred pillar and a wall mounted radiator. Wood effect laminate flooring with ample space for dining room table & chairs.

Living Room

A huge, stunning room with double glazed bay window to the front of the property and wooden shutters. Picture rail, ceiling rose and coving and a fire place with marble surrounding currently housing an electric fire.

Kitchen

Modern fully fitted kitchen comprising of wall and base units with marble work surfaces incorporating a 1 1/2 bowl sink and drainer. Integral NEFF twin electric oven and hob with cooker hood over and integral single fridge/freezer. Worcester wall mounted boiler, wall mounted radiator and space for a washing machine. Double glazed window to the side of the property.

Inner Hall

Hall way from the dining hall with ceiling coving and doors leading to bedroom 1 and 2.

Bedroom 1

Double glazed bay window to the front of the property with full window shutters. Wall mounted radiator, picture rail and ceiling coving. Fitted furniture by negotiation.

Bedroom 2

Double glazed window to the side of the property. Wall mounted radiator, picture rail and ceiling coving.

Shower Room

Modern re-fitted shower room comprising low level walk-in shower with mains operated shower unit.. Low level WC and fitted wash hand basin with a vanity unit below. Wall mounted radiator, dressing area and a double glazed obscure glass window to the side of the property.

Outside

Gardens

Stone walls surround the imposing property with a gated entrance to the private driveway with parking for multiple cars. Lawned area with hedge and shrub borders. Gate to private fenced garden area laid to lawn. Garden Shed.

Garage & Car Port

To the side of the property a detached Garage with power and lighting. Double wooden doors with Car Port to front.

Cellar

Access far far side of the property is a communal cellar area with private storage area.

Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

