

Guide Price
£249,950
Freehold





Features

- Highly sought-after location
- Breath-taking sea views
- Four bedroom maisonette
- Three well-appointed bathrooms
- Excellent public transport links
- Garage and parking
- Council Tax Band B
- Ideal for families and investors

Summary of Property

We are delighted to introduce this beautiful four-bedroom maisonette, currently listed for sale and only a stones throw from the beach. Well-maintained and in good condition, this property boasts a variety of appealing features that make it an excellent opportunity. Built of brick and having a tiled roof. The property was converted some years ago and occupies the first and second floors of this substantial building. The maisonette offers spacious accommodation and there is the benefit of gas fired central heating and double glazing.

The property is well laid out with a single reception room, providing a warm and inviting atmosphere for relaxation or entertaining, with the benefit of having sea views. The kitchen is equipped with ample storage and workspace for home cooking. The four spacious bedrooms offer plenty of room for a family, with the additional benefit of three well-appointed bathrooms enhancing the convenience and comfort of the property. One of the unique features of this maisonette is the garage, providing secure parking or additional storage space.

Situation: Standing in a prominent location on the favoured north side of the town and enjoying panoramic views out to the sea and also along the Burnham on Sea coastline and sea front. There is access to the beach from Grove Road. The town centre is approximately half a mile away and provides various supermarkets and shopping facilities together with other amenities such as churches, schools, library, cinema, restaurants, public houses, a hospital and doctors surgery. Access to the M5 motorway J22 is close by as well as the mainline railway station in Highbridge.

Room Descriptions

Accommodation:

Communal Entrance Hall:

Double glazed entrance door, with another double glazed entrance door leading to the:

Entrance Hall:

Stairs to the first floor and a passageway to rear entrance door giving access to the garage.

First Floor Landing:

Wall lights and boiler room housing the Worcester gas fired boiler and insulated copper hot water tank fitted with an electric immersion heater.

Lounge: 4.87m x 3.59m (16' 0" x 11' 9")

Double glazed bay window enjoying southerly views over the Burnham-on-Sea seafront. Double glazed window having splendid views directly out to sea over the Bristol Channel. Ornamental fire place, two radiators, three wall light points and moulded cornice. Double sliding doors to:

Kitchen and Dining Area: 4.90m x 3.09m (16' 1" x 10' 2") (MAXIMUM)

Range of base, wall and drawer units, double bowl single drainer stainless steel sink unit with a mixer tap, electric cooker point and a 'Tricity' cooker hood, part tiled walls, radiator, fluorescent strip light, wall light point, coved ceiling. Double glazed window having panoramic sea views.

Bedroom Two: 4.15m x 2.78m (13' 7" x 9' 1")

Double glazed bay window having sea views, moulded cornice and fitted double wardrobes.

En suite Bathroom:

White suite comprising panelled bath having a shower over, shower screen, pedestal hand wash basin, low level w/c, shaver point with light, radiator, extractor fan and part tiled walls.

Bedroom Three: 3.93m x 2.90m (12' 11" x 9' 6")

Double glazed window, fitted double wardrobe and radiator.

Shower Room:

Shower cubicle, pedestal hand wash basin, low level w/c, shaver unit with light, radiator, extractor fan and part tiled walls.

Second Floor Landing:

Built in cupboard.

Bedroom One: 5.94m x 3.82m (19' 6" x 12' 6") (MAXIMUM)

Double glazed window with panoramic sea view, built in double wardrobe and radiator.

Bedroom Four: 2.41m x 2.41m (7' 11" x 7' 11")

Double glazed window and radiator.

Bathroom:

Coloured suite comprising panelled bath, vanity unit with inset hand wash basin, shaver point with light, extractor fan, part tiled walls and panelling.

Outside:

In the communal compound to the rear is the single garage 4.85m x 2.48m (15' 11" x 8' 2") with an up and over door and a concrete base. Area of garden which is laid to lawn with various shrubs and panoramic sea views.

Services:

Mains gas, water, electricity and drainage are connected.

Tenure:

Freehold (the owner of 18c owns the freehold of the whole building. the ground floor flat below is subject to a long leasehold)

Vacant possession on completion.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Building Safety

Non Reported

Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Council Tax: Band B

Council Tax: Rate 1905.64

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Flooding Sources: Sea.

Has the property been flooded in last 5 years? No

Flooding Sources: Sea.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes

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