

**Carlton Mansions, Beach Road, Weston-Super-Mare, Somerset.  
BS23 1SW**

**£175,000 Leasehold**

**FOR SALE**



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Situated in a prime position along Weston-super-Mare's seafront, this purpose-built apartment offers an excellent opportunity to enjoy coastal living at its best. Just a short two-minute walk takes you directly to the sandy beach, bustling promenade, and a fantastic choice of cafés, restaurants, and bars. The town centre, with its array of shops, leisure facilities, and transport links, is also conveniently close by, making this a highly desirable and well-connected location.

The apartment itself is set on the third floor of a well-maintained building, with security gates, and has been recently updated with fresh décor and new carpets, providing a light and welcoming feel throughout. Access is easy via both a passenger lift and stairs, ensuring comfort and convenience for residents and visitors alike.

Upon entering, a hallway leads through to the impressive 22ft lounge/dining room, a superbly proportioned living space that benefits from sliding doors opening directly onto a private balcony. This outdoor space provides a pleasant spot to sit back and enjoy some outdoor space with ample room for seating or a small table for morning coffee or evening drinks. The property further comprises a kitchen, two bedrooms, and a bathroom. The layout has been designed with practicality in mind

Additional features include double glazing, electric heating, and the peace of mind that comes with an allocated parking space. There is also additional parking available for visitors, adding to the overall convenience. Whether you are looking for a permanent home by the sea, a low-maintenance holiday retreat, or an attractive investment opportunity, this apartment combines a sought-after location with comfortable accommodation and practical amenities.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- 3rd floor apartment
- Lift or stairs to all floors
- 2 bedrooms
- 22ft Lounge/diner
- Balcony
- Allocated parking and visitor parking
- Set in secure gated development
- No onward chain
- EPC-C



## ROOM DESCRIPTIONS

### **Security gates to the development**

### **Communal front door to communal hallway**

Security entry phone system

### **Communal hallway:**

Passenger lift or stairs to all floors

### **Door to the apartment**

### **Hallway:**

Airing cupboard, storage cupboard

### **Lounge/diner:**

6.81m x 3.22m (22' 4" x 10' 7")

Electric heater, wall light points, sliding door to the balcony

### **Balcony:**

Laid to patio with a brick surround with railings on top

### **Kitchen:**

3.23m x 1.92m (10' 7" x 6' 4")

Sink unit, floor and wall units, built in oven and hob, plumbing for washing machine

### **Bedroom 1:**

3.57m x 3.29m (11' 9" x 10' 10")

Electric heater, wardrobes, double glazed window

### **Bedroom 2:**

3.28m x 2.40m (10' 9" x 7' 10")

Cupboard, electric heater, double glazed window

### **Bathroom:**

Bath with shower over, shower screen, WC, wash hand basin

### **Parking:**

1 allocated space, marked 307...plus visitor parking spaces







## FLOORPLAN & EPC

