

Garwood House, Edinburgh Place, Weston-Super-Mare,  
Somerset. BS23 2QL

£195,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... this spacious Victorian flat on Weston Hillside with superb views.

This charming self-contained first floor flat features its own private entrance and offers an abundance of space. It includes two large double bedrooms, a versatile hallway that can serve as an office or dining space, a huge lounge with a lovely outlook from the window, and a generously sized kitchen/breakfast room with stunning views.

Perched on the lower slopes of Weston Hillside, this excellent flat is perfectly situated just a few minutes' walk from Grove Park, the seafront, shops, and the beach.

If you're seeking a spacious flat close to shops and the seafront, with amazing views, this property is a must-see. Contact us today to arrange a viewing.

## FEATURES

- 360 VIDEO TOUR AVAILABLE
- Own private entrance
- Amazing views across Weston and the bay
- Two large double bedrooms
- Spacious kitchen/breakfast room
- Convenient hillside location
- Dining hallway
- Council Tax - Band B
- EPC- TBC



## ROOM DESCRIPTIONS

### **Main front door to:**

#### **Hallway**

Doors to all rooms, airing cupboard

#### **Office/dining area**

A spacious hall which could make a 'home office' or extra dining space with radiator, obscure window to kitchen.

Doors to the kitchen/breakfast room, lounge and bedrooms.

#### **Living Room**

11' 1" x 14' 3" (3.38m x 4.34m)

Double glazed windows to rear and views across Weston, fire place with space for electric fire, radiator

#### **Kitchen/Breakfast room**

9' 6" x 12' 11" (2.90m x 3.94m)

range of wall and base units, sink, integrated electric hob with oven under and extractor over, space for washing machine, space for fridge/freezer, double glazed windows to rear with views across the bay

#### **Bedroom One**

12' 2" x 13' 11" (3.71m x

4.24m) Double glazed windows to front, radiator, sink vanity unit

#### **Bedroom Two**

11' 2" x 12' 11" (3.40m x

3.94m) Double glazed windows to front, radiator

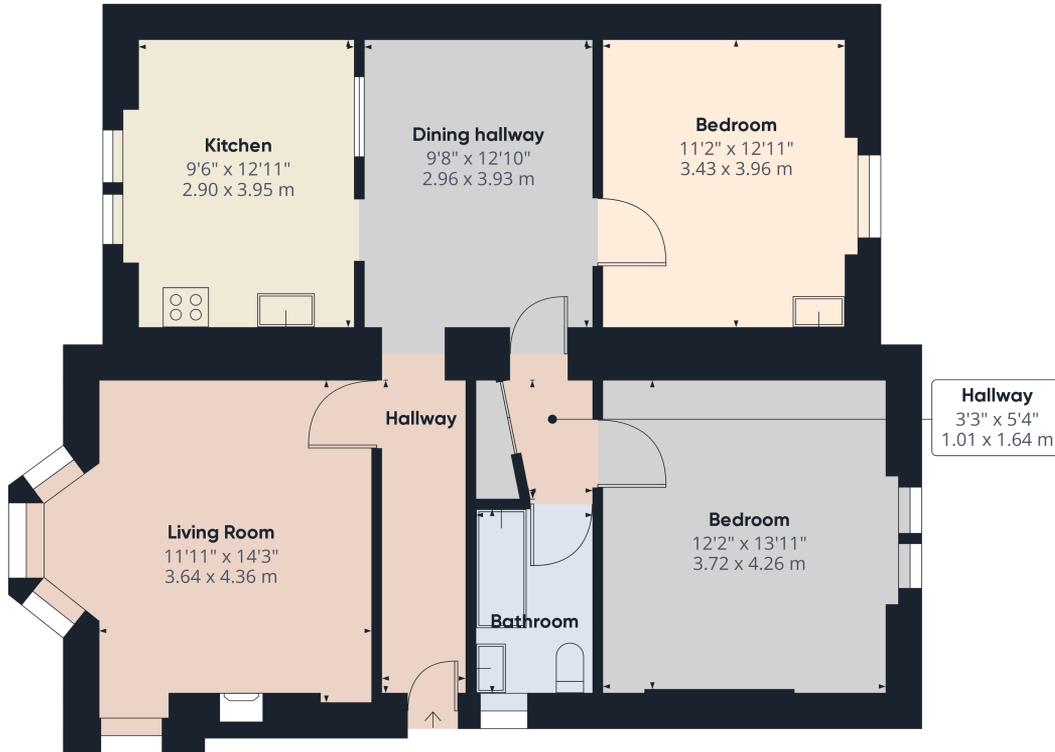
#### **Bathroom**

5' 4" x 8' 3" (1.63m x 2.51m)

fully tiled bathroom with bath unit with shower over, low level WC, low level sink, obscure window to side, radiator



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
914.59 ft<sup>2</sup>  
84.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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