

Clarence Road North, Weston-Super-Mare, Somerset. BS23 4AY

£220,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... This lovely two-bedroom first-floor flat is ideally positioned just moments from Weston-super-Mare seafront, enjoying attractive views across the front and offering a fantastic coastal lifestyle. Well presented throughout, the property combines generous living space with the added benefits of parking, a garage and access to a communal garden. The flat is accessed via a well-maintained communal entrance with stairs rising to the first floor. From here, a private entrance door

opens into a welcoming entrance hall, which provides access to the main living areas and gives the property a practical and well-planned layout. The living room/diner is a bright and spacious area, ideal for both relaxing and entertaining. With ample space for a dining table and seating, this room benefits from plenty of natural light and enjoys views towards the seafront, creating a pleasant and airy atmosphere.

Close to the living space is the fitted kitchen, which offers a good range of wall and base units, worktop space and room for appliances, making it both functional and well suited to everyday use. The property boasts two generous double bedrooms, both well proportioned and versatile. The principal bedroom is a particular highlight, featuring a Juliet balcony with lovely views over the seafront — an ideal spot to enjoy the coastal outlook and fresh sea air. The second bedroom is also a comfortable double, suitable for guests, family members or use as a home office if required. Completing the accommodation is

a shower room, fitted with a walk-in shower, wash hand basin and WC, finished in a clean and contemporary style. Externally, the flat further benefits from allocated parking, a garage providing additional storage or secure parking, and access to a communal garden, offering shared outdoor space to enjoy. With its excellent location close to the beach, local amenities and transport links, this property would make an ideal main residence, holiday home or investment opportunity.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- First Floor Flat with Sea Views
- Two Double Bedrooms
- Living Room/Diner
- Parking and Garage Access
- Communal Garden
- Close to Sea Front
- Council Tax Band - B
- UPVC Double Glazing
- Leasehold



ROOM DESCRIPTIONS

Communal Entrance

Entrance in with stairs rising to first floor, door through to;

Entrance Hall

Door to living room/diner, opening to kitchen, space for storage, wall mounted electric radiator.

Kitchen

7' 3" x 8' 10" (2.21m x 2.69m) UPVC double glazed window to rear aspect. Range of wall and base units inset sink and drainer with mixer taps over, integrated oven and hob, space for fridge/freezer, space and plumbing for washing machine.

Living Room/Diner

14' 8" x 18' 9" (4.47m x 5.71m) UPVC double glazed window to front aspect, space for living room and dining room furniture, door to;

Inner Hallway

Doors to both bedrooms and shower room, wall mounted electric radiator.

Bedroom One

14' 8" x 13' 9" (4.47m x 4.19m) UPVC double glazed window to front aspect, UPVC double glazed Juliet balcony with sea views, room for bedroom furniture, wall mounted electric radiator

Bedroom Two

9' 10" x 12' 0" (3.00m x 3.66m) UPVC double glazed window to rear aspect, wall mounted radiator, built in wardrobe.

Shower Room

7' 6" x 8' 3" (2.29m x 2.51m) UPVC double glazed obscure window to rear aspect, low level WC and vanity wash hand unit with storage cupboards, enclosed walk in shower with fitted shower attachment, storage cupboard.

Communal Garden

Located to the rear and laid to patio

Garage & Parking

A shared double garage equipped with power, electricity, and water on the property's side. There is also the option to park directly in front of the garage, plus off-road visitor parking available outside the



FLOORPLAN & EPC

