

Seascape, 39 Boulevard, Weston-Super-Mare, Somerset. BS23
1PF

£485,000 Freehold

FOR SALE



HOUSE FOX
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PROPERTY DESCRIPTION

House fox Estate Agents Present... 'Seascape' This truly remarkable period property dating back to 1865, offering a rare opportunity to acquire a home of substantial size and character in the heart of Weston Boulevard. This striking four-bedroom residence retains many original period features, including the elegant staircase and charming shutters in the lounge, while blending them beautifully with stylish modern living. Set within walking distance of both the town centre and seafront, the home perfectly balances heritage, space, and convenience.

From the moment you arrive, Seascape makes an impression. The property is approached via a generous driveway with parking for three to four vehicles, creating a sense of privacy as the entrance is tucked away to the side. The welcoming entrance hall immediately conveys the scale of the home and provides access to the unique downstairs basement, which has been cleverly converted into a fabulous bar – the perfect space for entertaining.

The ground floor continues to impress, with a substantial and beautifully proportioned living room featuring a large bay window that floods the space with natural light. From here, there is access to one of the four bedrooms, offering great flexibility for guests or family members. The kitchen/diner and family room is equally impressive in size, providing a real hub of the home and ideal space for modern family life. From this room, you can access a cloakroom and an additional bedroom, complete with its own en suite, making it an excellent option for visitors or multigenerational living. Upstairs, the home offers two further generously sized bedrooms. The principal bedroom benefits from its own en suite bathroom, while a stylish family bathroom serves the remaining rooms. This layout provides both comfort and practicality, ensuring the home works beautifully for a growing family or those who enjoy hosting. Externally, Seascape continues to shine. To the rear is a delightful courtyard garden, perfect for entertaining, dining al fresco, or simply enjoying a quiet moment outdoors. With its combination of historic charm, spacious interiors, and convenient location, this home offers something truly special. Seascape is more than just a house – it is a home steeped in history, carefully maintained, and decorated to a high standard throughout. With its wealth of period features, flexible accommodation, and enviable position close to both town amenities and the sea front, it represents a rare opportunity not to be missed.

FEATURES

- 360 VIDEO TOUR AVAILABLE
- Substantial Semi Detached House
- Four Bedrooms and Three Bathrooms
- Off Road Parking for Three/Fours Cars
- Built in 1865
- Occupying an ideal position sitting along Weston-super-Mare Boulevard with reach of town centre, sea front and beyond
- Courtyard garden
- Converted Victorian property with an abundance of character and charm
- Basement Converted into a Bar/Family Room



ROOM DESCRIPTIONS

Entrance

Front driveway leading to main entrance which is tucked away, from here the door opening up into;

Entrance Hall

From here you have stairs rising to the first floor landing, stairs descending into the basement area, doors to living room and kitchen.

Living Room

13' 8" x 19' 5" (4.17m x 5.92m) Superb size living room with double glazed sash windows to front aspect (original shutters) , radiators and storage areas with door opening into;

Bedroom Three

9' 8" x 14' 10" (2.95m x 4.52m) Double glazed sash windows to front aspect, radiator.

Kitchen/Diner

9' 1" x 17' 3" (2.77m x 5.26m) A double glazed door opens directly onto the rear garden, allowing plenty of natural light to flood into the room and providing a pleasant view of the outdoor space. The kitchen itself is fitted with a comprehensive range of matching wall and base units, offering ample storage and worktop space for everyday use. An inset sink and drainer are positioned conveniently, complete with mixer taps above. For modern convenience, the kitchen includes an integrated dishwasher as well as a built-in hob with oven, making it both practical and functional for family life or entertaining. There is also a designated space for a freestanding fridge freezer, ensuring the room is well equipped to meet all household needs. The layout has been designed with versatility in mind, leaving room to comfortably accommodate a dining table and chairs ideal for casual family meals or more formal gatherings. Additionally, the kitchen benefits from a generously sized cupboard, which can serve as a useful storage area or even a small pantry, perfect for keeping essentials neatly tucked away.

Sitting room/Living area

14' 4" x 10' 9" (4.37m x 3.28m) Currently being used as a sitting area with Tv aspect, this room can also be used as a dining room, from here you have two doors, one going into the cloakroom and one going into;

Bedroom Two/Office

10' 0" x 11' 10" (3.05m x 3.61m) Double glazed door opening to rear garden aspect, UPVC double glazed window to rear, radiator and door to;

En Suite

5' 3" x 5' 6" (1.60m x 1.68m) Low level WC, wash hand basin and fully enclosed corner shower with shower attachment, heated towel rail.

Downstairs Cloakroom

5' 8" x 9' 3" (1.73m x 2.82m) Double glazed obscure window to front aspect, low level WC, radiator and wash hand basin.

Original Staircase Rising to First Floor Landing

Laundry Room

Positioned half way up the stairs, this room is being used to house shelving, you also have space and plumbing for washing machine and space for tumble dryer, there is also a double glazed window in here to side aspect.

Bedroom One

13' 8" x 15' 7" (4.17m x 4.75m) Substantial size room with double glazed sash windows to the front, radiator and door through to;

En Suite

Fully enclosed corner shower with waterfall shower, low level WC, wash hand basin and heated towel rail.

Bedroom Four

9' 5" x 10' 5" (2.87m x 3.17m) UPVC double glazed dual aspect windows to rear, radiator.

Family Bathroom

5' 10" x 6' 10" (1.78m x 2.08m) Three piece suite comprising low level WC, wash hand basin, bath with shower screen and shower over, radiator.

Stairs Descending into Basement

Lower Ground Hallway

From here you have access into the Bar/Family Room and also access into a workshop.

Family Room/Bar

13' 9" x 18' 7" (4.19m x 5.66m) Small double glazed window to front aspect, this room is of great size and currently being used as a family bar and entertaining area, plenty of space for furniture and multiple choices on how to use this room.



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