

High Street, Worle, Weston-Super-Mare, Somerset. BS22 6JW

£140,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... This beautifully presented one-bedroom ground floor flat is ideally located just off Worle High Street in the highly sought-after area of Weston-super-Mare. Offering a rare combination of convenience, privacy and outdoor space, the property is perfect for first-time buyers, downsizers or investors looking for a ready-to-move-into home in a prime location. The property benefits from its own private entrance, leading directly into a well-proportioned kitchen which provides a practical and welcoming start to the home. From here, you have access to the spacious living room, creating a natural flow through the property that feels both homely and functional. The living room offers plenty of space for relaxing and entertaining, with a pleasant outlook and room for comfortable furnishings. Leading from the living room is the generous double bedroom, which enjoys a quiet and private position within the property. This room benefits from a modern en-suite shower room, offering excellent convenience and making the flat ideal for both everyday living and visiting guests. The bedroom provides ample space for wardrobes and additional furniture while retaining a light and airy feel. One of the standout features of this lovely flat is the private courtyard garden. This charming outdoor space offers a perfect spot to enjoy morning coffee, dine al fresco, or simply relax in a low-maintenance, enclosed setting. Having private outdoor space is a rare advantage for a ground-floor flat and adds significant appeal. The property also benefits from first-come, first-serve parking, providing a valuable solution for residents and visitors alike. This adds further convenience, particularly given the flat's central location. Situated just moments from Worle High Street, the flat is ideally placed for a wide range of local amenities including shops, cafés, supermarkets and essential services. Worle train station is also within easy reach, making this an excellent option for commuters or those who wish to travel further afield with ease. Weston-super-Mare town centre, the seafront and surrounding countryside are all close by, offering a fantastic lifestyle balance.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- One Bedroom
- Courtyard Garden
- Close to Worle Highstreet
- Sought After Location
- EPC - C
- Gas Central Heating
- Leasehold
- First Come First Serve Parking
- Close to Transport Links



## ROOM DESCRIPTIONS

### Entrance

Courtyard garden on to UPVC double glazed door opening through to

### Kitchen

5' 6" x 12' 6" (1.68m x 3.81m) UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated hob and oven, space for small fridge freezer, space for washing machine.

### Living Room/Diner

14' 10" x 10' 11" (4.52m x 3.33m) UPVC double glazed window to side aspect, radiator.

### Bedroom

8' 10" x 9' 3" (2.69m x 2.82m) UPVC double glazed windows to front aspect, radiator and built in wardrobes

### Bathroom/En Suite

Fully enclosed shower cubicle with fitted shower attachment, low level WC, wash hand basin.

### Courtyard Garden

Paved courtyard garden enclosed by wall.

### Parking

Please note that the parking is first come first serve



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
327.54 ft<sup>2</sup>  
30.43 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.

GIRAFFE360

