

Guide Price
£189,950
Leasehold





Features

- Two Double Bedrooms
- Fitted Kitchen Area
- UPVC Double Glazed Windows
- Bathroom With Three-Piece Suite
- Single Garage In Block
- Allocated Off-Street Parking
- Elevated Worlebury Hillside Location
- Wrap Around Garden
- Spacious Sitting/Dining Room
- Lease: 999 from 1975. Service Charge £40 pcm

Summary of Property

A two-bedroom ground-floor flat occupying a peaceful and desirable position on Worlebury Hillside, set on the brow the garden enjoys attractive views across the coastline toward the Welsh hills. The property offers generous accommodation with UPVC double glazing and provides an excellent opportunity for buyers looking to modernise and personalise a home to their own taste.

The accommodation is approached via a communal entrance hall with stairs leading to the first floor. From the hallway there is access to a spacious sitting/dining room with dual-aspect windows that fill the room with natural light and make the most of the pleasant outlook. The kitchen is fitted with a range of wall and base units with work surfaces and space for appliances. There are two bedrooms, both of good proportion, and a bathroom fitted with a three-piece suite. Outside, the property benefits from an allocated parking space together with a single garage set within a block of four, providing useful storage or secure parking. The flat comes with a superb half wrap around garden (please see picture).

Worlebury is a highly regarded residential area of Weston-super-Mare, known for its leafy setting, nearby woodland walks, and the popular Worlebury Golf Club. There is a well-regarded junior school within easy reach, and the amenities of Worle High Street and Weston-super-Mare town centre are located approximately three miles away, offering a wide range of shopping and leisure facilities. For commuters, mainline railway connections are available at both Weston-super-Mare and Worle Parkway stations, with services to Bristol Temple Meads and London Paddington. The M5 Motorway (Junction 21, St Georges) is easily accessible, providing excellent road links throughout the region.

Room Descriptions

Communal Entrance hall

Hallway: 2.75m x 4.37m (9' 0" x 14' 4")

Doors to all rooms.

Sitting/Dining Room: 4.30m x 5.97m (14' 1" x 19' 7")

Spacious sitting room/dining room where natural light floods through generous windows. The neutral beige walls and soft grey carpeting create a calming, contemporary backdrop, perfect for relaxing or entertaining, servers hatch into the kitchen, Beautiful stone fire place.

Bedroom One: 3.63m x 3.01m (11' 11" x 9' 11")

Good size main bedroom with an electric radiator and side aspect window.

Bedroom Two: 3.06m x 2.97m (10' 0" x 9' 9")

This bright side aspect facing bedroom offers good storage space as it has the airing cupboard.

Bathroom: 1.89m x 1.60m (6' 2" x 5' 3")

This contemporary bathroom offers a smart blend of style and practicality, perfect for modern living. Featuring a bath-shower combination.

Kitchen: 2.00m x 2.40m (6' 7" x 7' 10")

This kitchen is practical with contemporary charm, making it the perfect heart of the property. A range of wall, base units and drawers. Space for a fridge and washing machine. Fitted hob and electric oven.

Garden:

The property enjoys a great-sized garden, extending to the front and side of the building with a pleasant open aspect. Mainly laid to lawn with space for outdoor seating, potted plants and borders, it provides a superb area for relaxation or entertaining — a rare feature for a property of this type. Its elevated position on Worlebury Hillside allows for a light and airy feel, while still offering privacy and scope for further landscaping to suit individual tastes.

Garage:

Tenure:

Date: 18 July 1975

Term: 999 years from 24 June 1975

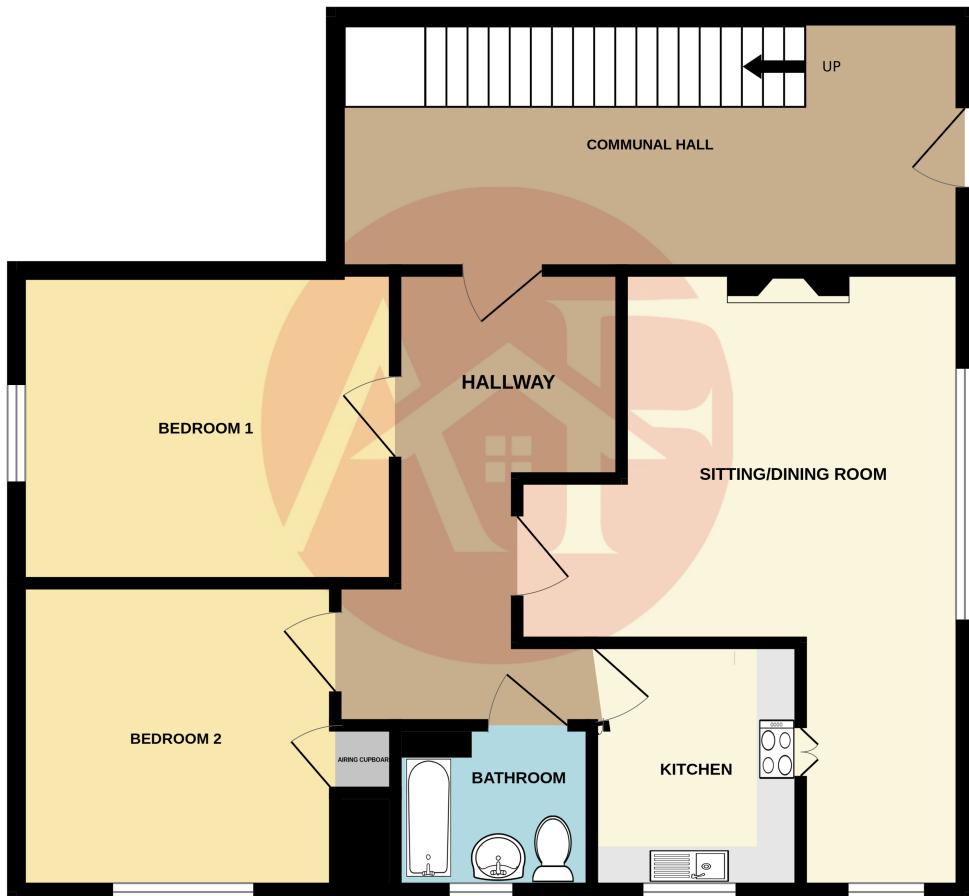
Service Charge: £40 per month



GROUND FLOOR

735 sq.ft. (68.3 sq.m.) approx.

TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Building Safety

Non Reported

Mobile Signal

Ofcom predicts coverage, nPerf shows real-world signal.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Council Tax: Band B

Council Tax: Rate 1820.69

Parking Types: Allocated.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Lateral living.

Flooding Sources:

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No