

Coombeside, Shrubbery Walk, Weston-Super-Mare, Somerset.  
BS23 2JE

£250,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to offer this stunning apartment which is an absolute must-see for anyone seeking breathtaking sea views, elegant Victorian character, and the ease of modern living.

Presented in immaculate order throughout & retaining many of the original Victorian period features the accommodation in brief consists of a private entrance door opening to a vestibule ideal for coats & shoes with a further original inner door opening to an impressive Hall with doors to all rooms. From both the excellent size lounge with feature woodburner and the bedroom, you can enjoy sweeping sea views, while the private garden opens up the panorama to take in the entire Weston seafront. In addition there is a well equipped kitchen with dining area, modern shower room and a useful study/occasional bedroom currently used as a gym.

The garden features a garden shed with further additional storage units along the path leading to the front door. As a further bonus this property features its' own private parking space.

Situated in an elevated position, the prestigious Shrubbery area on Weston Hillside, is a highly desirable location renowned for its glorious outlooks, proximity to the seafront, and striking period architecture — a charming echo of Weston's Victorian heyday. With tree-lined avenues, quiet roads, and two delightful park areas at its heart, the Shrubbery offers a truly enviable setting with the beach only a pleasant stroll away and the town centre a mere 15 minutes on foot.

This is a rare opportunity to acquire a home in one of Weston's finest locations — a perfect balance of coastal beauty, period elegance, and modern convenience.

## FEATURES

- Hall Floor Apartment
- Private Entrance & Garden
- Immaculate Condition
- One Large Double Bedroom
- Further Occasional Bedroom/Office
- Many Period Features
- Private Parking Space
- Stunning Sea Views
- No Chain Complications
- Must Be Seen Inside & Out



## ROOM DESCRIPTIONS

### Accommodation

#### Entrance Vestibule:

Impressive solid wood front door. Space & hooks for shoes & coat storage. Beautiful & original stained glass door and surround opening to Hall.

#### Hall:

Spacious hallway with doors to all rooms. Wood flooring.

#### Living Room

A stunning room with tasteful decor that compliments the beautiful period features including a wide double glazed bay window with far reaching sea views, that are encased in working Victorian shutters. Fabulous marble Victorian fireplace with wood burner as a centrepiece.

#### Kitchen/Dining Room:

Modern, well fitted kitchen, key points being the inset gas hob, oven and wall mounted Worcester Bosch boiler fitted in 2022. Separate dining area with ample space for table & chairs. Window to side aspect.

#### Bedroom:

Fitted large wardrobe, double glazed french doors that offer access to the garden area at the front.

#### Internal Room:

Currently used as a gym, but can also be used as an occasional bedroom. Mirrored internal window to main bedroom. Also ideal as a home office or walk in wardrobe. This room has a standard height ceiling and our vendors have cleverly converted the void above into a storage area with a high level door access from the main bedroom.

#### Shower Room:

Modern white suite consisting of a full height glass enclosed shower cubicle housing a mains operated shower, WC, and pedestal wash hand basin. Predominantly tiled walls and floor. Obscure double glazed window.

### Outside

The garden is a particular feature of the sale with spectacular sea views including the famous pier from an elevated area of garden. Laid to paving & facing mostly West the garden enjoys a large amount of afternoon sun and is surrounded by mature shrubbery.

Private parking to the front of the building. for one vehicle.

Garden Shed plus to the right of the front door a number of other low level storage units.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

Tenure: Leasehold - 999 years lease commencing 1989.

Management fee £120 pcm

Council Tax Band: A

Energy Rating: D

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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