



Hobbs & Webb

BEACH ROAD
Weston-Super-Mare, BS23 1NJ

Price £360,000



Panoramic Sea views. Located on the top floor of this popular residential block, a penthouse apartment with panoramic sea views over the Beach lawns to the Bristol Channel, Quantock hills, Exmoor and Welsh coast. The versatile accommodation is larger than would normally be expected for a purpose build apartment, enjoys Upvc double glazing, night storage heating, 47 foot enclosed balcony / terrace and 2 covered parking spaces and is currently arranged as lounge, dining room, kitchen, 3 bedrooms, guest room with ensuite shower room and family bathroom. The development which has gated access has ample visitor parking and provides easy pedestrian access to the sea front, train station and nearby high street of Weston-super-Mare.

Local Authority

North Somerset Council Tax Band: F

Tenure: Leasehold

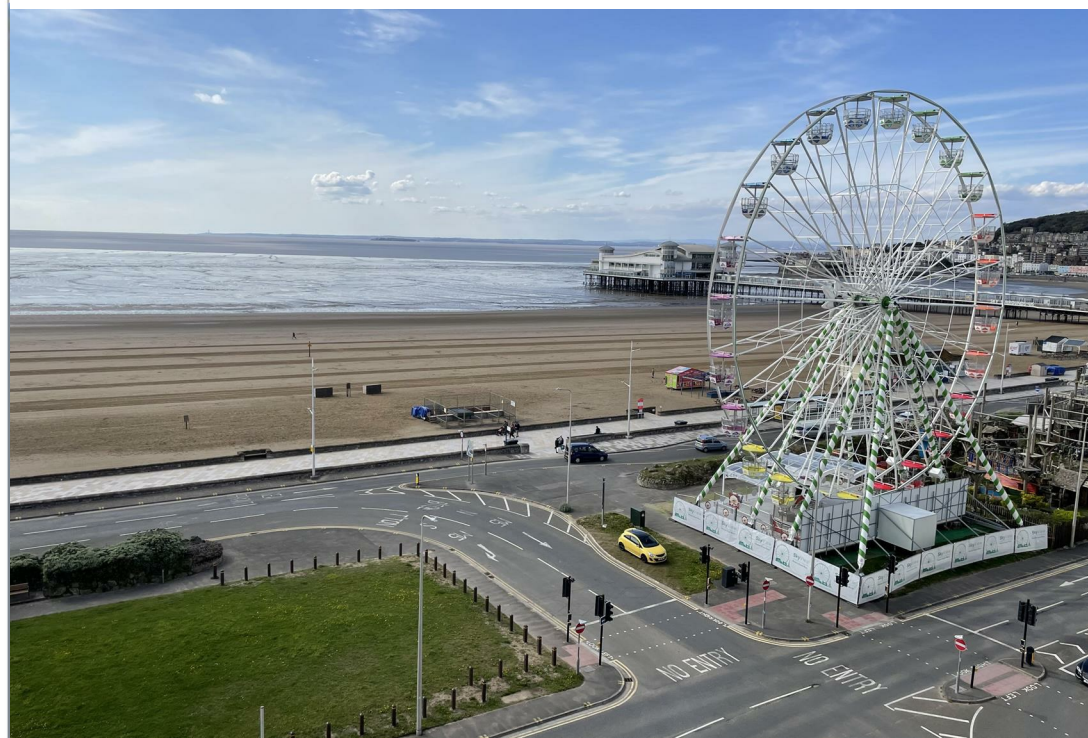
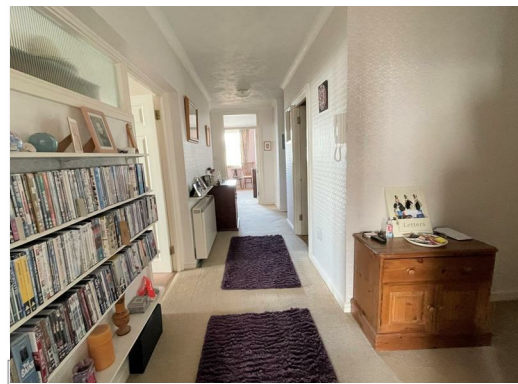
EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Communal Entrance

With entry phone system, 2 lifts or staircase rising to the top floor.

7th floor Landing

Inner lobby area with door to Apartment 705.

Entrance Hall

Coved ceiling, entry telephone, telephone point, night storage heater, shelved airing cupboard with factory insulated water tank and immersion heater providing hot water.

Lounge

21'0" x 12' 4" (6.40m x 3.66m 1.22m)

Dual aspect room with 2 UPVC double glazed tilt'n'turn south facing windows affording views toward the bay, Brean Down, Quantocks, coved ceiling, 2 night storage heaters, 2 TV points, Upvc double glazed sliding patio doors affording views toward Weston Bay, Steepholm and the Welsh coast and giving access to

Sun Terrace

47'0" x 6'1" (14.33m x 1.85m)

With light and power, enclosed by UPVC double glazed south, west and north aspect tilt'n'turn windows affording 180 degree views to the Quantocks in the south around the bay, Brean Down, Exmoor, Steepholm, Flatholm, the Welsh coastline and Weston hillside. Note: being enclosed means the terrace can be used throughout the year.

Dining Room

15'0" x 10'9" max (4.57m x 3.28m max)

West facing room with timber double glazed window onto the sun terrace affording views toward Weston Bay, Steepholm and the Welsh coast coved ceiling, night storage heater. Archway through to

Snug / Study Area

11'5" x 7'5" (3.48m x 2.26m)

Coved ceiling, wiring for wall light, TV point, telephone point, views through double glazed patio doors toward the bay, Steepholm and the Welsh coast also giving access to the sun terrace.

Kitchen

12'0" x 8'0" (3.66m x 2.44m)

Fitted with range of medium oak units comprising leaded light glass fronted double display unit, over cooker unit, 5 single wall cupboards, eye line unit, larder unit, 1.5 bowl single drainer sink unit with mixer tap over and cupboard under, space and plumbing for washing machine, space for under counter fridge or freezer, further double and single base cupboards and drawers, integrated electric double oven and grill, 4-ring electric hob, roll edged work surrounds forming part breakfast bar, tiled splashbacks, tile effect vinolay flooring, fluorescent strip light, extractor.

Bedroom 1

14/10" x 11'0" (4.27m/3.05m x 3.35m)

Including built-in wardrobe and overhead storage cupboard, wiring for 2 wall lights, night storage heater, timber double glazed window to the sun terrace

PROPERTY DESCRIPTION

and affording views the bay, Steepholm and the Welsh coast.

Guest Bedroom 2

12'8" x 11'5" (3.86m x 3.48m)

Coved ceiling, night storage heater, 2 double glazed windows with views toward Weston hillside and the bay. Door to

Ensuite Shower Room

7'2" x 7'0" (2.18m x 2.13m)

Fitted with suite comprising pedestal wash hands basin with mixer tap over, low-level WC, tiled shower cubicle with glazed sliding screen and electric shower unit, three quarter tiled walls, chrome electric heated towel rail, shelved storage cupboard, DIMPLEX wall heater, extractor.

Occasional Bedroom 3 / office

8'9" x 6'6" narrowing to 6'1" (2.67m x 1.98m narrowing to 1.85m)

Borrowed light double glazed window.

Family Bathroom

8'4" x 7'3" (2.54m x 2.21m)

Timber panelled bath, pedestal wash hand basin with mixer tap over, low-level WC, chrome electric heated towel rail, half tiled surrounds, DIMPLEX wall heater, extractor.

Tenure

Residue of 999 year lease from 1989 Maintenance charge of £240 per month including buildings insurance.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water metered via Bristol Wessex water
- Heating electric room heating
- Sewerage mains drainage via Bristol Wessex water
- Broadband Via fibre to the cabinet

For an indication of specific speeds and supply or coverage in the area, we

recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







Ground Floor

Approx. 157.1 sq. metres (1690.5 sq. feet)



Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.