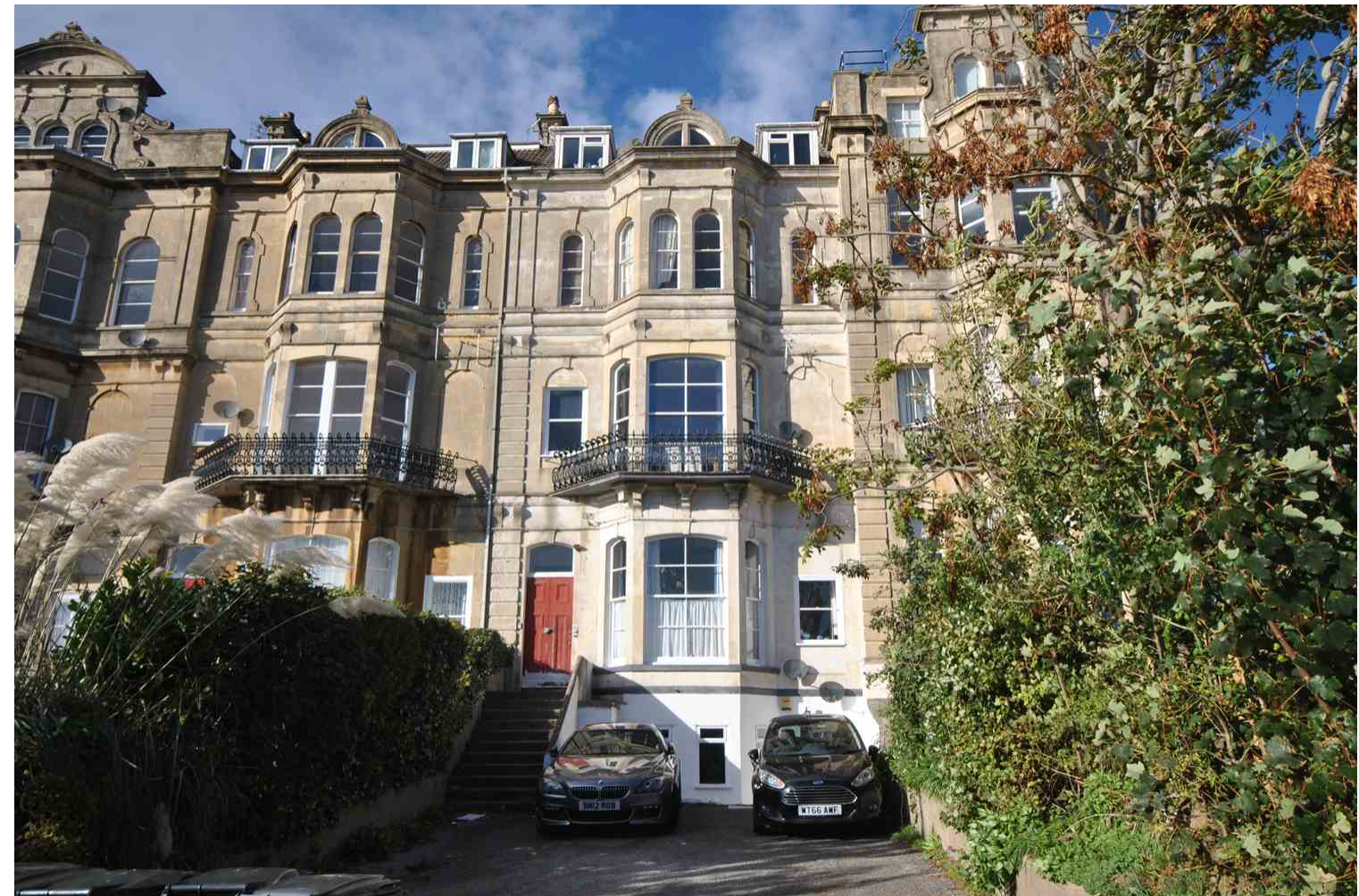


TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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19 Atlantic Road, BS23 2DG

Guide Price £150,000

- Lower ground floor apartment
- Nicely presented accommodation
- Private entrance door
- Sitting room and dining hall
- 16' fully fitted kitchen
- Two large double bedrooms
- Bathroom and cloakroom
- Gas central heating
- Rear courtyard
- Allocated parking space

Offered with NO ONWARD CHAIN COMPLICATIONS, this super, self-contained apartment is situated in the sought after location of WESTON HILLSIDE and offers SPACIOUS ACCOMMODATION of approximately 930 sq ft – bigger than a modern three bedroom house! PRICED COMPETITIVELY for a quick sale – DON'T LET THIS ONE GET AWAY!

Iles & Jenkin Estate Agents

179 Hight Street, Worle
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 t: 01934 512537

www.ilesandjenkin.com

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DESCRIPTION

Period apartments of this size and in such good condition don't come onto the market very often in such a convenient yet peaceful position on the popular hillside overlooking Weston sea front. Having been the subject of a programme of updating and modernisation by the present owner over recent years, interested purchasers looking for a home that they can move into and simply start enjoying will not be disappointed by the internal accommodation. Approached externally via its own private entrance to the front, once inside the size of the apartment immediately becomes apparent with every room being proportionately larger than anticipated. The sitting room is well appointed with a bay window to the front, and to the rear a large square opening leads into the dining hall which has plenty of space for a large dining table and chairs – perfect for anyone who enjoys entertaining. The kitchen is also of a very good size and has been re-fitted with a comprehensive range of kitchen cabinets, great for keen cooks! The main bedroom is extremely generous, with a window to the front and plenty of space for wardrobes etc, as is bedroom two which is situated to the rear of the apartment off the large rear hall. A bathroom with modern white bathroom suite and a separate cloakroom to the rear complete the picture. Whilst the present floor plan is more than fine, the room layout also lends itself to an element of reconfiguration to allow for more bedroom space and less hallway space if preferred, as it may be possible to convert the large rear hall into a third bedroom or large study (subject to any necessary consents). We were very taken with this super apartment and we think you will be too, but don't just take our word for it – please call us on 01934 512537 to make an appointment to come and see if for yourself, before someone beats you to it!

LOCATION

Weston Hillside offers classically beautiful period properties set in an elevated location overlooking the northern end of the sea front of Weston-super-Mare, a seaside town within North Somerset, on the Bristol Channel and 18 miles south west of Bristol. It includes many smaller suburbs and its population at the 2011 census was 76,143. Since 1983, Weston has been twinned with Hildesheim, Germany. Although there is evidence in the local area of occupation since the Iron Age, it was still a small village until the 19th century when it became a seaside resort and was connected with local towns and cities by a railway. Two piers were also built. The growth continued well into the second half of the 20th century and today's modern attractions include the Helicopter Museum, Weston-super-Mare Museum, the Grand Pier and an aquarium. Cultural venues include The Playhouse and Blakehay Theatre and the main shopping centre has a large array of shops and other amenities.

DIRECTIONS

Standing with your back to The Grand Pier on Weston Sea Front turn left, and proceed along Royal Parade, passing The Winter Gardens pavilion on your right hand side, for approximately 0.4 miles as the road becomes Knightstone Road. Turn right onto Upper Church Road and at the junction, continue straight over onto Highbury Road. After 0.2 miles take the second turning on the left into Atlantic Road and number 19 will be found on the right hand side just after the right hand turning into Trinity Road, with the very impressive Holy Trinity Church at the junction of the road.

ACCOMMODATION

Entered to the front of the building via a private small paned timber entrance door to

SITTING ROOM

20' 0" overall x 11' 3" (6.10m x 3.43m)
Two front aspect windows. Two ceiling lights. Radiator. Television and telephone points. Wood effect laminate flooring. To the rear of the room there is a large square opening to

DINING HALL

15' 0" x 7' 6" (4.57m x 2.29m)
Ceiling light. Radiator. Wood effect laminate flooring. Door to large walk-in storage cupboard to one end of the room. Doors to main bedroom and bathroom. Square opening to

REAR HALL

16' 2" x 6' 1" (4.93m x 1.85m)
Ceiling light. Radiator. Wood effect laminate flooring. Door to built-in storage cupboard. Rear aspect small paned timber door to the rear of the hall opening onto the courtyard. Door to

CLOAKROOM

6' 0" x 2' 7" (1.83m x 0.79m)
Fitted with a modern white suite comprising push button flush close coupled WC and wall mounted wash hand basin with tiled splash back. Chrome ladder style heated towel rail/radiator. Tiled floor. Pine panelled ceiling with recessed ceiling spotlight. Rear aspect window.

KITCHEN

16' 2" x 9' 2" (4.93m x 2.79m)
A spacious kitchen, fitted with a modern white shaker style range of wall, floor and drawer units with chrome handles and with contrasting black gloss worktops over. Part tiled walls. Tiled floor. Inset stainless steel one and a half bowl single drainer sink unit with mixer tap. Built under stainless steel electric oven with inset white four ring gas hob set on a corner angle with stainless steel chimney style extractor hood over. Space and plumbing for a dishwasher and washing machine. Space for an upright fridge freezer and tumble dryer. Ceiling light. Rear aspect window.

BEDROOM ONE

19' 8" x 11' 2" (5.99m x 3.40m)
Front aspect window. Ceiling light. Radiator. Wood effect laminate flooring.

BEDROOM TWO

16' 2" x 7' 11" (4.93m x 2.41m)
Rear aspect window. Ceiling light. Radiator. Wood effect laminate flooring.

BATHROOM

7' 4" x 5' 10" (2.24m x 1.78m)
Fitted with a modern white suite comprising panelled bath with telephone head mixer tap and wall mounted shower attachment, side shower screen, pedestal wash hand basin and push button flush close coupled WC. Fully tiled walls. Tiled floor. Chrome ladder style heated towel rail/radiator. Pine panelled ceiling with recessed ceiling spotlight. Ceiling spotlight track.

OUTSIDE

To the front of the property the apartment owner benefits from an off road parking space situated on the frontage of the property and immediately in front of the apartment entrance (by agreement with the other apartment owners). The area immediately to the front of the lower ground floor, being wide timber steps and a concrete patio area, belongs solely to this apartment.
To the rear there is a lower level courtyard which again belongs solely to this apartment. There are covered storage areas and an area that would make a perfect outdoor BBQ. A wrought iron gate gives access to steps which leads up to the main area of garden to the rear of the building which is communal and for the use of all of the residents, although an informal agreement is presently in existence allowing one of the upstairs flats to have sole use of it in return for them not parking their vehicle on the property frontage (as this will only comfortable accommodate three vehicles and there are four apartments in the building). Further details are available from the vendor's selling agent – please call us on 01934 512537.