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Just Off Sea Front

OIRO £400,000

- * *Characterful Victorian House*
- * *2 Double Bedrooms*
- * *2 Reception Rooms*
- * *Garage/Hobby Room*
- * *Garden Room*
- * *Sea Views to Front*



114 High Street, Worle, BS22 6HD

Description

Such a rarity to acquire a 'house' literally a few yards off Weston Sea Front & Beach Lawns with far reaching views across the promenade to the coastline. Wonderful 'kerb appeal', lovely approach and enclosed frontage with plenty of parking opportunity. The garage has been partly converted to a useful hobby room/office, ideal for those who work from home and outside there is a beautiful courtyard style garden. There may only be '2' bedrooms but both are generous doubles, complementing '2' generously proportioned reception rooms. The kitchen measures an impressive 16'9" in length and this leads through to a garden room and downstairs WC/utility. Simply a wonderful place to reside or retire to, perfect for dog owners and a lovely stroll down the Beach Lawns, promenade or the Beach itself. Naturally town amenities and the golf course are in close proximity too!

Entrance

Gated access to driveway and to double glazed front entrance door opening to

Entrance Hall 11' 0" x 4' 4" (3.35m x 1.32m)

Radiator, coved ceiling, multi pane glazed door to

Lobby

Staircase rising to the first floor, radiator, 2 double glazed windows to side aspect. Open plan access through to

Dining Room 17' 9" x 14' 3" (5.41m x 4.34m) A lovely size reception room with built-in under stairs storage cupboard, plus double doors open up into the main section under the stairs and to a useful storage area currently used for office facilities, with counter, printer etc. Radiator, picture rail. High level Double glazed window. Multi pane glazed door to

Lounge 15' 10" into bay x 14' 4" (4.82m x 4.37m)

Ornate ceiling cornice and decorative ceiling rose. Picture rail, 2 radiators. Double glazed bay window to front aspect.

Kitchen/Breakfast Room 16' 9" x 8' 10" (5.10m x 2.69m)

including built-in storage cupboards to one wall and small breakfast bar area. Fitted wall and base units with work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Filter tap. Macerator/waste disposal system. Integrated hob and oven with cooker hood over. Space for slimline dishwasher and upright fridge/freezer. Concealed 'Worcester' gas fired boiler. Radiator. Dual aspect double glazed windows, stable style door through to

Garden Room/Conservatory 11' 0" x 6' 9" (3.35m x 2.06m)

A flexible space with double glazed windows and double doors to the courtyard style garden. Radiator. Sliding door through to

Downstairs WC/Utility

Low level WC and vanity unit/wash hand basin with cupboard below. Plumbing for washing machine. Obscure double glazed window.

First Floor Landing 12' 4" x 7' 5" (3.76m x 2.26m)

A lovely size hallway with access to remaining rooms. Picture rail. Access to loft space with ladder, being boarded and with lighting.

Bedroom 1 14' 2" x 12' 6" (4.31m x 3.81m) maximum including fitted wardrobes, drawers and cupboards along one wall. Picture rail, coved cornice ceiling, radiator. Double glazed window to front aspect enjoying views across the Beach Lawns and Weston Sea Front.



Bedroom 2 14' 3" x 10' 4" (4.34m x 3.15m) maximum. Coved ceiling, radiator, picture rail. Double glazed window to side aspect.

Shower Room 7' 10" x 7' 4" (2.39m x 2.23m) Corner shower cubicle with 'Mira' shower, low level WC, bidet and wash hand basin with cupboards and drawers below. Smooth ceiling finish with inset spot lights. Heated towel rail. Obscure double glazed window.

Outside

The front of the property is enclosed with stone walling, gated access to an attractive block paved driveway, plus an area laid to stone chippings, together offering plenty of off road parking facility. Further gated access to the courtyard style rear garden, which is enclosed and established. Landscaped again with low maintenance in mind, principally laid to patio on 2 levels, stone chippings and raised planters providing height and colour.



The energy rating for this property is 'D'.

Tenure

Freehold, council tax band is 'D'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Gfast fibre broadband available with a download speed of up to 330mbps, source: Openreach. Ultrafast due between now and Oct 2026.

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 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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