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Hillside Location £500,000

- * 2 Bedroom Ground Floor Flat
- * 1 Bedroom Ground Floor Flat
- * Attached Annexe
- * Home & Income Opportunity
- * Dual Occupation/Airbnb
- * Off Road Parking



114 High Street, Worle, BS22 6HD

8 Atlantic Road South, Weston-super-Mare, BS23 2DE

Description

Situated on the hillside of Weston and offering a number of opportunities and permutations within this very flexible, primarily Victorian property. The current sellers reside in the 2 bedroom ground floor flat and take a regular income from the adjoining flat and annexe. The property would also suit dual occupancy but as an overall investment this is a rare find. The location is perfect for access to the Beach and Sea Front together with the Town Centre offering a wide choice of amenities.

Accommodation

Ground Floor, 8 Atlantic Road South

Entrance Hall

Original tiled flooring. Door to flat 4 and glazed door to

Kitchen 21' 3" x 7' 5" (6.47m x 2.26m)

Fitted with a range of floor and wall units with roll edge work surfaces. Single drainer 1 1/2 bowl sink unit. Space for washing machine and dish washer. Built-in electric oven and hob with cooker hood over. Vertical radiator. Laminate flooring. Store cupboard. Ornate coving and ceiling rose. Double glazed window to side. Door to

Lobby

Doors to the lounge, both bedrooms and bathroom. Store cupboard. Lockable door to the Annexe.

Lounge 23' 2" x 18' 8" (7.06m x 5.69m)

A magnificent room highlighted by the large double glazed window enjoying views across the bay to Brean Down. A focal point of this room is the ornate original french marble and cast iron fireplace with decorative tiled insets with wood burner. The character of this room is enhanced by the ornate coving, ceiling rose and picture rail. 2 radiators.

Bedroom 1 14' 9" x 12' 1" (4.49m x 3.68m) Into double glazed bay window to rear with excellent views. Built-in wardrobe and store cupboard.

Bedroom 2 19' 0" x 7' 10" (5.79m x 2.39m)

Into a large double glazed window to rear with panoramic views.

Bathroom 10' 3" max x 9' 2" (3.12m x 2.79m)

Ball and claw bath with shower over, pedestal wash hand basin and low level WC. Tiled floor and splash backs. Down lighting. Ladder style radiator.



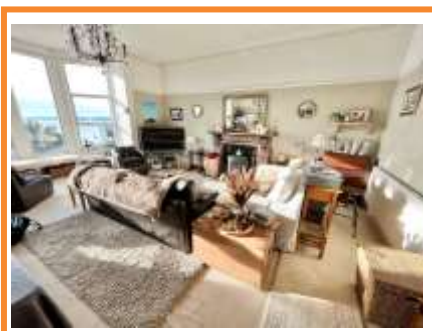
Flat 3

Entrance Hall

Door to



Lounge/Diner/Kitchen 21' 4" into double glazed bay window to front x 10' 5" (6.50m x 3.17m) A bright and airy open plan space with stripped wood flooring and picture rail. Electric radiator. The kitchen area is divided from the lounge by a breakfast bar. A range of floor and wall units with worktops and matching upstands. Single drainer stainless steel sink unit. Built-in electric hob, stainless steel splashbacks and cooker hood. Plumbing for washing machine. Space for upright fridge/freezer. Down lighting. Door to





Lobby

Doors to bedroom and shower room.

Bedroom 15' 0" x 2' 0" (4.57m x 0.61m)

Electric radiator. Downlighting. Double glazed shallow bay window to front.

Shower Room 7' 4" x 5' 7" (2.23m x 1.70m)

Corner shower enclosure with electric shower, pedestal wash hand basin and low-level WC. Ladder style radiator, down lighting and fully tiled walls.



Annexe

Entrance Hall

Radiator. Glazed door to

Lounge 13' 4" x 0' 0" (4.06m x 0.00m)

Radiator. 2 double glazed windows to front. Opening to



Kitchen 9' 9" x 5' 11" (2.97m x 1.80m)

Range of wall and floor units with roll edge work surfaces and wood panelled splashbacks. Single drainer stainless steel sink unit. Plumbing for washing machine. Built-in electric oven and gas hob with cooker hood over. Breakfast bar. Down lighting.



Inner Hall

Glazed door from the lounge and lockable door to the lobby accessing the main accommodation. Radiator. Double glazed window to rear with views across the Bay.

Bedroom 13' 9" x 8' 8" (4.19m x 2.64m)

Radiator. Double glazed windows to rear with views across the Bay.



Bathroom 7' 6" x 4' 7" (2.28m x 1.40m)

Panelled bath with mains shower over, pedestal wash hand basin and low level WC. Tiled floor and splashbacks. Extractor fan. Radiator.



Outside

There is off road parking available in front of the Annexe. The front garden is laid mainly to lawn and is screened from the road by a mature hedge. There is an opportunity to create further parking to the right of property although the entrance would need to be widened.



Should a prospect purchase wish to considering separating the units and selling off one, two or all 3, a rough guide to the individual prices is as follows: **(NB no formal valuations have been carried out and any legal implications and fees will need to be considered)**

Ground Floor 8 Atlantic Road South : £265,000

Flat 3 : £160,000

The Annexe: £175,000

In addition the 3 bedroom garden flat with garden could also be purchased along with the other 3 units and a rough price guide would be £265,000.

EPC Rating is ('D')

Council Tax Band ('E')

£50 pcm Contribution to Sinking Fund

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the details contained here, measurements of rooms, fixtures, fittings and other items are approximate and no responsibility is taken for any omission or error. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The research, systems and appliances shown have not been tested and are provided for information only.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.