STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

3, ROYAL SANDS, BEACH ROAD, WESTON-SUPER-MARE, BS23 4NH

£375,000

NO ONWARD CHAIN

A beautifully presented Townhouse located in this highly sought after gated development located on the Sea Front with views over the Beach Lawns to Weston Bay. The property has accommodation over three floors and has been extensively refurbished by the present owners to include a refitted Kitchen & Bathroom and new floor coverings. Other features include gas central heating, double glazing, 2 balconies with views, integral garage, private patio garden and large communal gardens.

Located at the southern end of the Sea Front the property lies approximately 1 mile from the Town Centre, Railway Station and other amenities and is well placed for the golf course, tennis club, clarence park etc.

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The Property Ombudsman

Accommodation:
(with approximate measurements)

Entrance:
Recessed porch with front door to:-

Hall:
Radiator. Staircase rising to First Floor.

Kitchen/Diner:
Refitted with a range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with glazed spalshback and extractor hood over. Plumbing for a dishwasher. Integrated washing machine, refrigerator and freezer. Tiled splashback. Radiator. Telephone point. 1/2 bay window and double glazed door to Garden.

First Floor Landing:
Staircase to Second Floor and understairs cupboard.

Cloakroom:
Low level WC. Vanity wash basin. Extractor.

Lounge:
18'4 x 12'3 max (5.59m x 3.73m max)
Fire surround with electric fire. 2 radiators. TV point. !/2 bay window and double glazed door to Balcony with views over Beach Lawns to Weston Bay.

Bedroom 3:
12'3 x 9'8 (3.73m x 2.95m)
Radiator.

Second Floor Landing:
Airing cupboard. Access to loft space.

Bedroom 1:
13' x 12'3 max (3.96m x 3.73m max)
Fitted wardrobes. Radiator. TV point. Sliding patio doors to Balcony with views over the Beach Lawns to Weston Bay. Door to:-

En Suite Shower Room:
Corner cubicle with 'Triton' shower unit. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail. Extractor.

Bedroom 2:
12'3 x 10' max (3.73m x 3.05m max)
Radiator.

Bathroom:
Refitted with a panelled bath. Vanity wash basin and low level WC.Tiled splashback. Heated towel rail. Extractor.

Outside:
Driveway to Integral Garage: 16'6 x 9' (5.03m x 2.74m) with electronic up and over door, power and light. 'Vaillant' gas fired boiler providing central heating and water. Enclosed private Patio Garden. Secure electronic gates provide access to site. Large Communal Gardens and Visitors' Parking.

Council Tax:
Band E

Tenure:
Freehold.

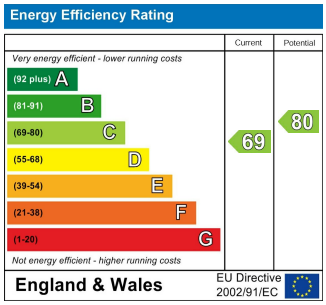
Service Charge:
The variable annual Estate Service Charge for the period 1st May 2026 to 30th April 2027 is £580.00 with a 10% early payment discount if paid by 1st May. There is also fixed perpetual Yearly Estate Rent Charge of £1.00. A total of £523.00 if paid by 1st May. The Service Charge covers upkeep of the communal areas & grounds.

Broadband & Mobile Coverage
Information on coverage is available at ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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Total area: approx. 113.5 sq. metres (1221.5 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.

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