


Eastfield Park, Weston-super-Mare, North Somerset, BS23 2PE

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Eastfield Park, Weston-super-Mare, North Somerset, BS23 2PE

A tremendous two/three-bedroom ground floor freehold maisonette, this exceptional home has been extensively renovated and combines character, charm and flexibility to create a truly distinctive living environment. Rich in period features throughout, the property offers a variety of reception rooms and adaptable accommodation, making it ideally suited to a range of lifestyles. The vendor has advised that the entire roof was replaced in 2025.

At the heart of the home is a beautifully appointed kitchen and breakfast room, complete with bespoke finishes, a central island and an impressive “Range” style cooker, flowing seamlessly into the dining area. A characterful living room centred around a log-burning stove provides a welcoming space to relax, while an additional reception room offers versatility as a third bedroom, office or hobby room.

The lower ground floor hosts a superb principal suite, featuring a dedicated dressing room and a stylish ensuite shower room. A further double bedroom, study, utility space and extensive storage enhance the practicality of the accommodation, while a wealth of original and characterful details can be found throughout the home.

Occupying an elevated position on Weston's sought-after hillside, the property enjoys private and enclosed gardens to the front and rear, including a beautifully crafted garden office, garage and valuable off-street parking. Situated on a private road opposite Eastfield Park and within easy reach of Weston-super-Mare, this unique residence offers an enviable balance of privacy, convenience and lifestyle appeal.

EPC Rating: C70 | Council Tax Band: E

- **A tremendous two/three-bedroom, ground floor, freehold maisonette**
- **Extensively renovated throughout**
- **Complete with a variety of reception rooms offering flexible living accommodation**
- **Exceptional character & charming features**
- **Superb master bedroom, dressing quarters & ensuite shower room**
- **Purpose designed private and enclosed front garden, and a private rear garden presenting an established garden office**
- **Private parking & garage providing valuable off-street space for a variety of vehicles**
- **Well situated on a private road opposite Eastfield Park in an elevated position on Westons hillside**
- **Sold with no onward chain!**
- **Idyllic for family buyers seeking generous multi-level living**
- **Approximately 3,005 sq. ft.**









# Accommodation

**Entrance**
On approach to the property you are met with steps rising to a composite entrance door leading to the vestibule.

**Vestibule**
Detailed tiled flooring, composite sash style window, dado rail, picture rail, ceiling light, timber framed single glazed internal windows, door leading to the hallway.

**Hallway**
Inviting hallway with detailed tiled flooring, timber panelled walls with dado rail over, radiators, exposed brickwork feature, composite double glazed sash style windows, intricately detailed ceiling rose with pendular ceiling light, two additional ceiling lights, doors leading to principal rooms.

**Living Room**
Characterful living room with excellent log burner stove upon a tiled hearth and intricately detailed cast surround feature, composite double glazed bay style window with surrounding timber accents, radiator, additional composite double glazed sash style window, picture rail, intricate ceiling rose and cornice with pendular ceiling light.

**Kitchen & Breakfast Room**
Boastful kitchen and breakfast room with exposed hardwood flooring, a wide selection of wall and floor storage units with polished curved slate worktop and tiled splashback, inset dual ceramic sink with a swan neck style tap over, integrated dishwasher, impressive five ring “Elan” induction “Range Master” cooker, a bespoke kitchen island and breakfast bar feature with timber worktop and tiled accents, incredible built-in pantry storage cupboard with wall light, space for appliances, a variety of mariner style pendular ceiling lights, an intricate ceiling rose with a ceiling fan over a ceiling light, UPVC double glazed windows with aluminium framed double glazed patio doors leading to the private and enclosed front garden, an opening to the dining area.

**Dining Room**
Lovely dining room with exposed hardwood flooring, decorative open fireplace upon a tiled hearth and timber surround feature, radiator, picture rail, intricate ceiling rose with ceiling fan over ceiling light, timber framed single glazed double doors leading to bedroom three/office.

**Bedroom Three / Office**
Double bedroom currently being used as an office with herringbone style timber flooring over underfloor heating, exposed stone features, vintage style wall lights, variety of timber framed double glazed skylight windows, UPVC double glazed patio doors leading to the private and enclosed rear garden.

**Rear Hallway**
Rear hallway with radiator, dado rail, wall lights, doors leading to additional rooms.

**Bedroom Two**
Double bedroom with radiator, composite double glazed sash style windows, picture rail, ceiling light.

**Boot Room**
Useful boot room with composite double glazed sash style window upon a tiled sill, radiator, timber framed single glazed internal window, door leading to the cloakroom/utility room and a door leading to the conservatory.

**Bathroom**
Exceptional bathroom with freestanding roll top claw-footed bath with telephone hand shower attachment, characterful wash hand basin with tiled splashback, double size cubicle with mains fed shower, high-level traditional Victorian WC, heated towel rail, dado rail, partly tiled walls, composite double glazed sash style windows, extractor fan, ceiling light.

**Cloakroom / Utility Room**
Tile effect vinyl flooring, low-level WC, ceramic "Belfast" style wash hand basin with swan neck style tap over, cold slab worktop, space and plumbing for appliances, radiator, composite double glazed sash style window, additional composite double-glazed window, ceiling light.

**Conservatory**
Split level UPVC double glazed conservatory, polycarbonate translucent ceiling panels, wall light, UPVC double glazed patio doors leading to the private and enclosed rear garden.

**Stairs Descending from Entrance Hallway to the Lower Ground Floor Landing**

**Lower Ground Floor Landing**
Split level lower ground floor landing with a radiator, step up to an impressive storage room, ceiling light, doors leading to lower ground floor rooms.

**Utility Room**
Useful utility room with space and plumbing for appliances, UPVC double glazed window, ceiling light.

**Study**
Characterful study with engineered hardwood flooring, exposed brickwork features, composite double glazed sash style window, radiator, ceiling lights, door leading to boiler room with wall mounted gas fired boiler, wall mounted consumer unit and electric meter, ceiling light and UPVC door leading to the front of the property.

**Dressing Room**
Lovely dressing room with a wide range of fitted wardrobes with various compartments, drawers and hanging rails, partly timber panelled walls, chambered cellar storage space, ceiling lights, aluminium framed single glazed partition leading to the master bedroom.









**Master Bedroom One**
Master bedroom with built-in storage cupboard, radiator, partly timber panelled walls, vintage style wall lights, aluminium double glazed bi-folding doors leading to the private and enclosed front garden.

**Ensuite Shower Room**
Well-presented ensuite shower room with tiled flooring, low-level WC, vessel bowl wash hand basin over vanity unit with a timber worktop, matching up stand over and panel splashback, enclosed mains fed shower with panelled walls, heated towel rail, composite double glazed sash style window, extractor fan, ceiling light.

**Outside**

**Front Garden**
Incredible private and enclosed front garden opening onto an elevated terrace overlooking a manicured front garden laid to porcelain tile and southerly facing aspect, steps descend to a purpose designed area laid to gravel, flower bed islands home to mature bushes and shrubs, well-appointed spherical centrepiece feature. To the rear a stone tiled seating area idyllic for hosting and entertaining, water supply tap, stone tile steps descend leading the aluminium bifold doors further leading to the master bedroom.

**Garage**
Detached from the main property is a single garage with an up and over entrance door, access to power and electric, ceiling lights.

**Driveway**
On approach to the property you are met with a privately owned driveway with shared access for the neighbouring apartments. Laid to tarmac, the driveway offers reliable off-street parking for a variety of vehicles.

**Please Note:**
Ownership of the driveway is included within the title, subject to allocated parking rights for the adjoining apartments with granted full rights of access.

**Wrap-Around Garden**
Superb private and enclosed wrap-around style garden, opening onto a porcelain tiled patio with timber step up to a walkway leading to the garden office, areas laid to gravel. To the side a timber gate leading to a concrete walkway, an area laid to tiles, variety of flowerbeds home to mature bushes, shrubs and tree features, a lovely area laid to gravel with flowerbed island features, water supply tap, gate leading to the front of the property.

**Please Note:**
The neighbouring two apartments have granted full rights of access to cross the side of the garden to access a set of stairs rising to their apartment entrances, plus a right of access across the side garden to access the washing line.

**Garden Office**
Beautiful quartz cladded garden office with a composite entrance walkway leading to an aluminium framed double glazed entrance door with aluminium framed double-glazed windows, access to power and electric, UPVC double glazed roof lanterns, idyllic for an office space or relaxing.

**Services**
Mains water, gas, electric and drainage.

**Heating System**
Gas central heating & underfloor heating in the office.

**Tenure**
Freehold.

**Floor Plan**
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.

**Access**
Private road.

**Annual Private Park and Road Costs**
£116.18 Per annum (£45 per bedroom & £13.09 management fee per bedroom)

**Block Managers of Park and Road**
Stephen and Co.

**Coverage**
Both the park and road maintenance and liability insurances.

**Video Link**
https://youtu.be/_6j2bOomkqw





































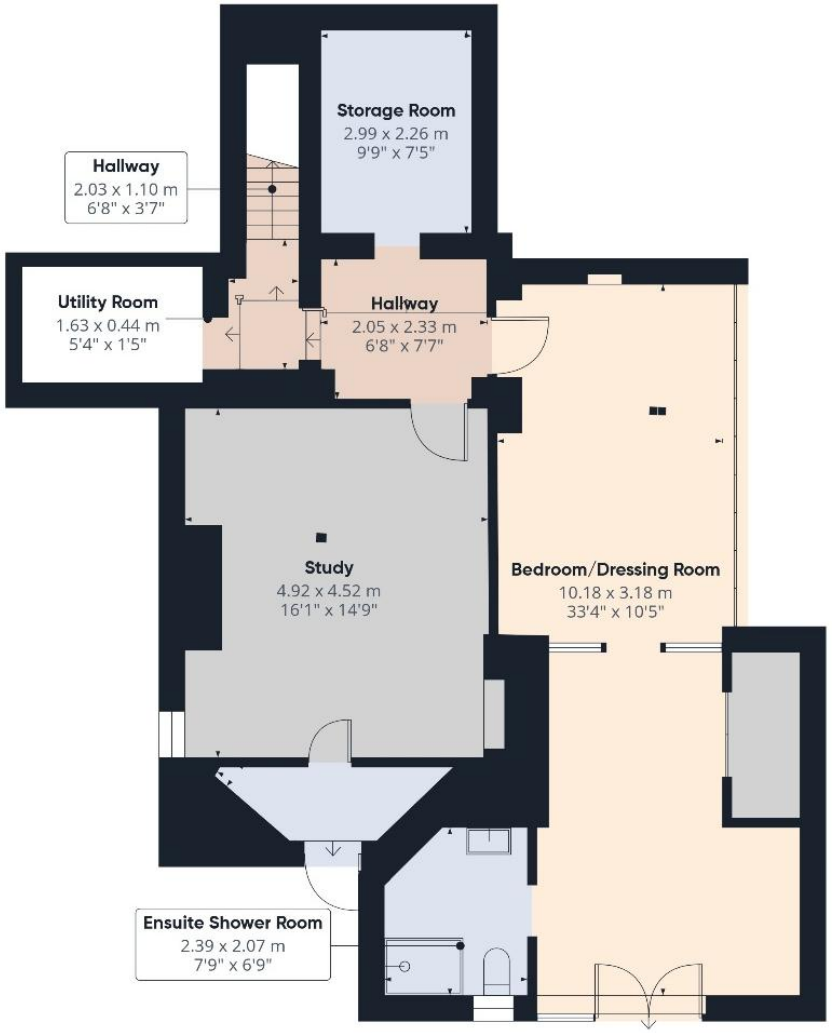


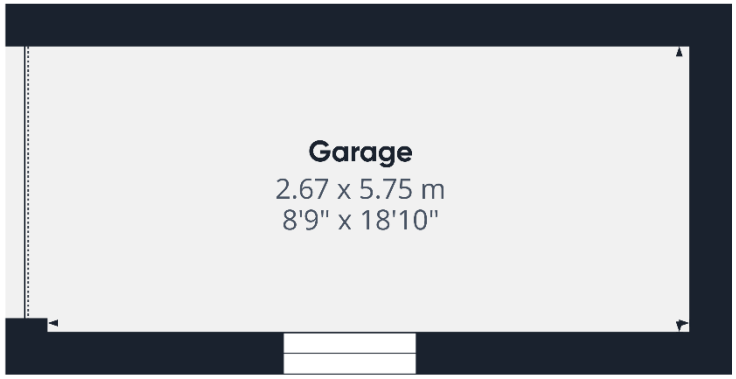


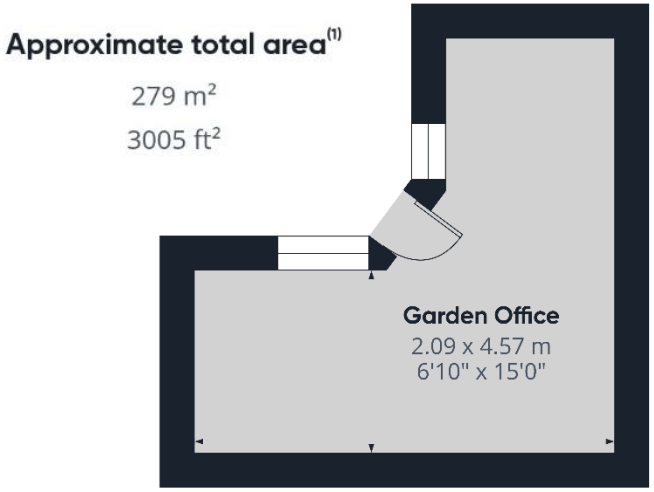





WC/Utility Room
2.61 x 1.24 m
8'6" x 4'0"
Bootroom
2.59 x 3.59 m
8'6" x 11'9"
Conservatory
1.78 x 2.87 m
5'10" x 9'5"
Office/Bedroom
4.11 x 4.02 m
13'5" x 13'2"
Rear Hallway
1.19 x 4.14 m
3'10" x 13'7"
Bedroom
3.03 x 4.14 m
9'11" x 13'6"
Hallway
4.51 x 6.99 m
14'9" x 22'11"
Bathroom
3.94 x 2.62 m
12'11" x 8'7"
Hallway
0.90 x 1.65 m
2'11" x 5'4"
Vestibule
1.84 x 1.64 m
6'0" x 5'4"
Kitchen/Breakfast Room/Dining Room
4.52 x 11.64 m
14'9" x 38'2"
Living Room
4.56 x 6.52 m
14'11" x 21'4"


Storage Room
2.99 x 2.26 m
9'9" x 7'5"
Hallway
2.03 x 1.10 m
6'8" x 3'7"
Utility Room
1.63 x 0.44 m
5'4" x 1'5"
Hallway
2.05 x 2.33 m
6'8" x 7'7"
Study
4.92 x 4.52 m
16'1" x 14'9"
Bedroom/Dressing Room
10.18 x 3.18 m
33'4" x 10'5"
Ensuite Shower Room
2.39 x 2.07 m
7'9" x 6'9"

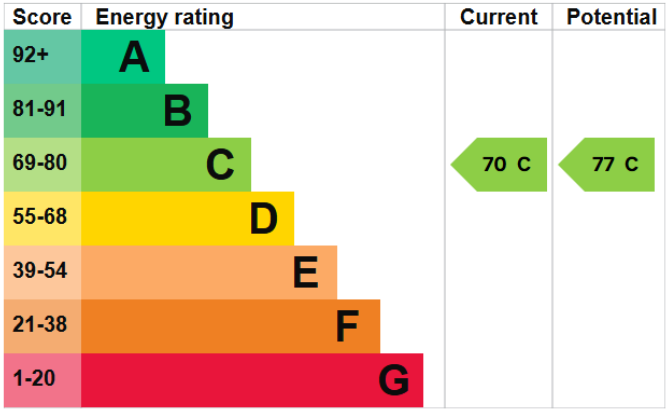



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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