



84 Beach Road  
Kewstoke, BS22 9UQ

**Robin King** | Estate Agents

## 84 BEACH ROAD, KEWSTOKE, BS22 9UQ

A spacious 4-double bedroom beachfront property situated in the popular location of Kewstoke with breathtaking coastal views.

**Approx. 1472sq.ft Accomodation • 4 Double Bedrooms • 2 Bathrooms (1 En-Suite) • Balcony • Driveway For Ample Parking • Open-Plan Kitchen/Living Space • Coastal Views • Junction 21 (M5) Within 2.5 Miles • Worle Train Station Within 1.5 Miles (London From 126 Mins) • Bristol Airport Within 14 Miles (All Distances Are Approx) •**

Nestled within a popular beachfront location in Kewstoke this 4 double bedroom property provides the perfect opportunity to embrace an idyllic coastal lifestyle. It represents a wonderful example of design excellence, with quality features and sweeping views that redefine the essence of seaside living. Its innovative reverse living layout adds a touch of sophistication, optimising the sea views whilst preserving your privacy.

Upon entering the home, you are welcomed into a spacious hallway. Two bedrooms at the front of the property benefit from far reaching views out to the coast whilst to the rear of the property the principal suite serves as a sanctuary of comfort and style, graced with two sizable storage cupboards. Seamlessly integrating practicality with elegance, a dedicated dressing area complements the sleeping area, with patio doors that lead to the carefully maintained garden. Completing this is a luxurious en-suite shower room.

The fourth bedroom currently utilised as a snug, is of equal size to the front bedrooms and offers flexibility for use. The thoughtful design and planning of this home continue with a practical utility area accommodating a washing machine, tumble dryer, space for additional storage, fridge/freezer, and garden access.

The main bathroom and separate shower room cater to varying preferences, be it the indulgence of a rainfall shower or the relaxation of a roll top bath.

Upstairs, Velux windows illuminate the space with natural light, guiding you to a charming balcony overlooking the beach – a perfect setting to take in breathtaking sunsets and the calming rhythm of waves.





The heart of this home belongs to its carefully designed kitchen, a culinary masterpiece that ignites your passion for cooking. Featuring an induction hob coupled with a three-fan oven, the kitchen harmonises functionality and aesthetics. Italian doors and exquisite granite worktops reflect the detailed craftsmanship. Adjacent to the kitchen is the living area with stunning coastal views – an ideal space for social gatherings or quiet relaxation. An upstairs cloakroom adds to the convenience of this beautiful home.

Outside, the well maintained garden has been thoughtfully planted with a variety of mature plants and shrubs reflecting the coastal location. Landscaped areas provide a superb space for relaxing, entertaining friends or alfresco dining. The front of the property, framed by palm trees, has a large driveway providing off-street parking for multiple vehicles.



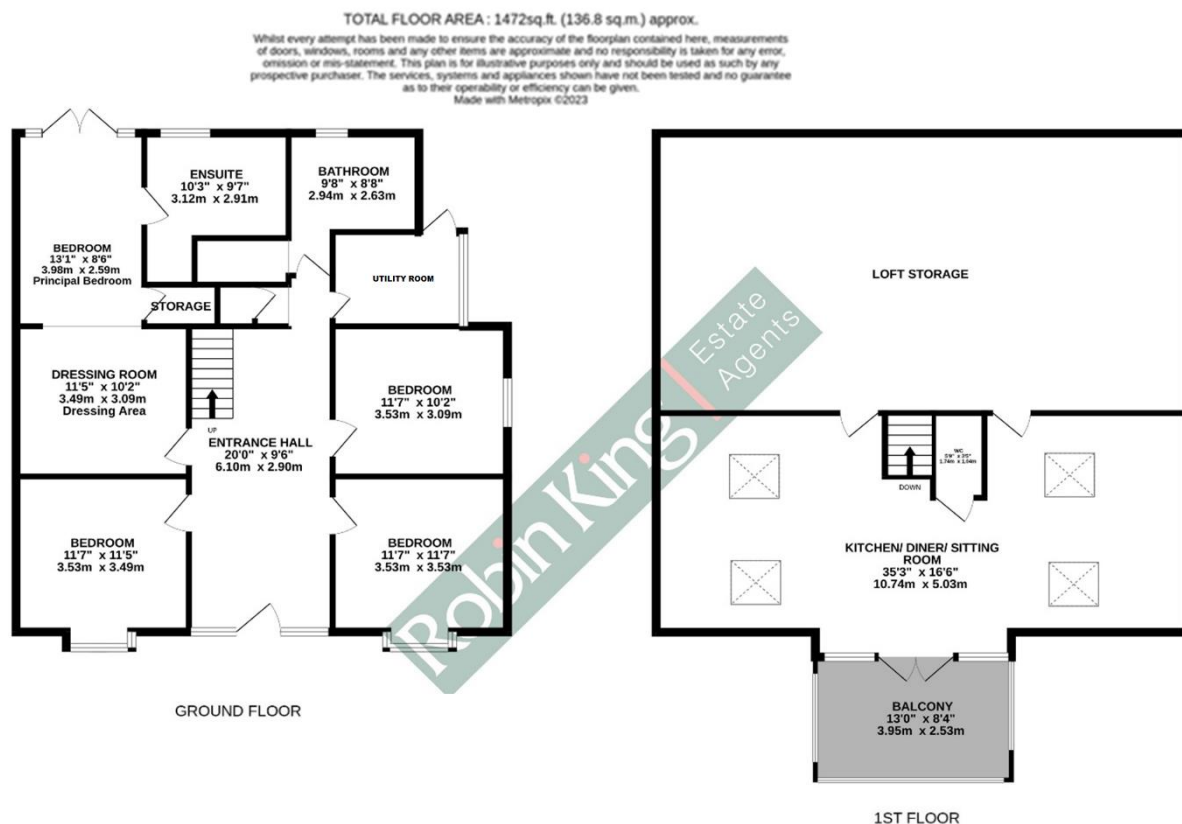
**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**LOCATION** - Kewstoke is a coastal village with a 2 mile sandy beach (Site of Special Scientific Interest), with access to the coastal path, woodland walks, a local shop, pubs, and restaurants all within easy reach of the property. Kewstoke has a primary school and a school bus service to the award-winning Priory School and Community College in nearby Worle. Weston-Super-Mare is within approximately 3 miles, providing a good selection of shops and leisure facilities. Transport links are good, with regular public transport to Bristol and beyond. Junction 21 of the M5 (St Georges) is within 2.2 miles and regular train connections to Bristol and beyond are available from Worle station, some 1.4 miles away. Bristol Airport is within easy access within 14 miles.

**DIRECTIONS** – From our Robin King Estate Agents, head northeast on Broad St toward High St/B3133. Turn left onto High St/B3133. Turn left onto Station Rd/A370. Continue to follow A370. At the roundabout, take the 2nd exit onto Somerset Ave/A370 take the exit toward Kewstoke/Worle/St Georges. Continue onto B3440. B3440 turns slightly right and becomes Queen's Way. At the roundabout, take the 2nd exit and stay on Queen's Way. Go through 1 roundabout. At Queensway Roundabout, take the 3rd exit and stay on Queen's Way. Continue onto Lower Norton Ln. Turn right onto Sand Rd. Turn right onto Beach Rd.

**SERVICES** – All Mains Services. **EPC RATING** – C **LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,048.63 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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