



43 Royal Sands

Weston-Super-Mare

A beautifully presented four-bedroom townhouse with far-reaching sea views, set within the sought-after gated development of Royal Sands, moments from the beach.

Council Tax band: E

Tenure: Freehold

All Mains Services

EPC: TBC

- Four floors of stylishly presented accommodation
- Open-plan kitchen/breakfast room with door onto a private paved patio
- First-floor living room with private balcony and dining room to the rear
- Principal bedroom with balcony, fitted wardrobes and en-suite shower room
- Three further bedrooms across the second and third floors, ideal for family or guests
- Family bathroom plus separate shower room and ground-floor WC
- Integral garage and enclosed rear patio garden
- Within a gated community close to the seafront, shops, restaurants and transport links







43 Royal Sands

Weston-Super-Mare

Tucked within the exclusive, gated enclave of Royal Sands, this handsome four-storey townhouse offers generously proportioned, light-filled living space just a short stroll from Weston-super-Mare's sweeping beach and seafront.

The ground floor is given over to a well-appointed kitchen/breakfast room, fitted with sleek gloss units, contrasting worktops, an island with breakfast bar seating, integrated double oven, hob and wine cooler. French doors open directly onto a private, fully-enclosed patio garden – a sheltered spot for al fresco dining, screened by timber fencing and a traditional stone boundary wall. The integral garage sits alongside, offering secure parking or useful additional storage.

On the first floor, a bright living room stretches the width of the house and opens onto its own private balcony – an easy spot to catch the sea air – while a separate dining room and guest WC complete this level, ideal for entertaining.

The second floor is home to the principal bedroom, a generous double with its own balcony, built-in wardrobe space and a well-fitted en-suite shower room, alongside a second double bedroom and family bathroom.

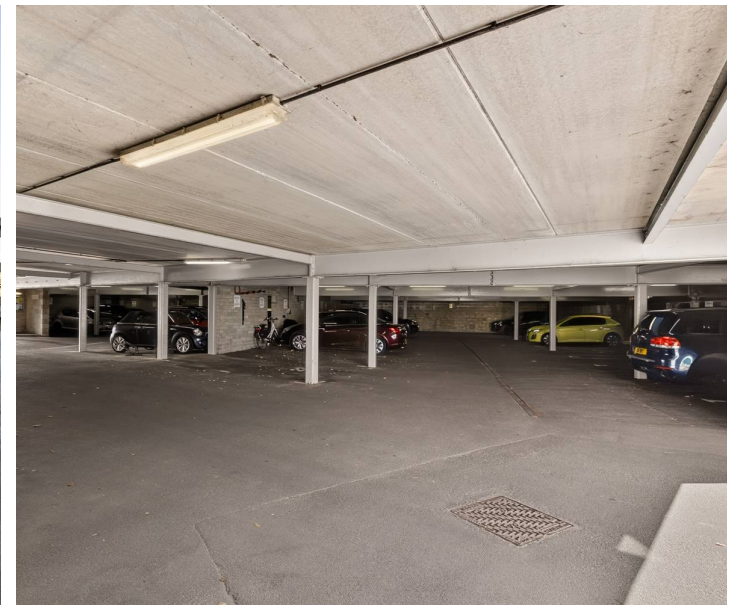


Up on the third floor, two further well-proportioned double bedrooms share a stylish family bathroom, one benefitting from characterful vaulted ceilings and fitted wardrobes tucked beneath the eaves.

Throughout, the property is finished to a high standard with neutral décor, quality flooring and tasteful fixtures, offered in excellent, move-in-ready condition.

Location

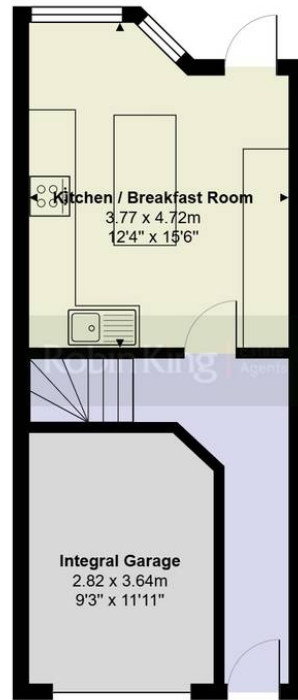
Royal Sands is a well-regarded gated development, ideally positioned just moments from Weston-super-Mare's award-winning beach, with the town centre's shops, restaurants, bars and seafront attractions all within easy reach. Weston General Hospital is also conveniently located nearby, while the surrounding area offers excellent opportunities for walking, including Worlebury and the Mendip Hills. Weston-super-Mare railway station is within 1.5 miles, providing regular mainline services to Bristol Temple Meads from approximately 28 minutes and London Paddington from around 128 minutes. For those travelling by road, Junction 21 of the M5 is approximately 3.9 miles away, providing easy access to Bristol, the West Country and beyond.



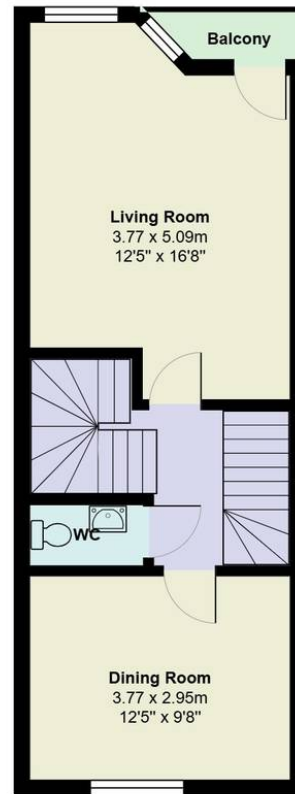
43, Royal Sands, Weston-super-mare, BS23 4NH

Approximate Gross Internal Area (excluding garage) 143.0 sq m / 1539 sq ft

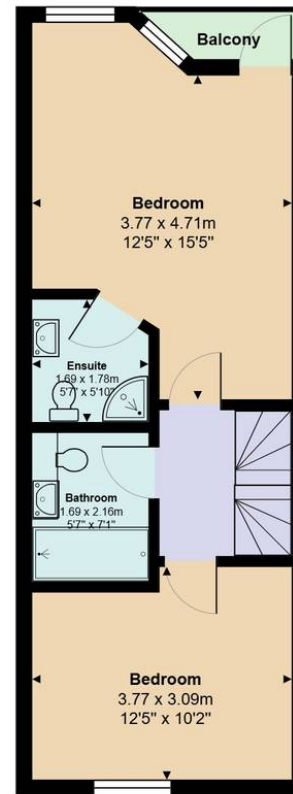
Total Area 153.6 sq m / 1653 sq ft



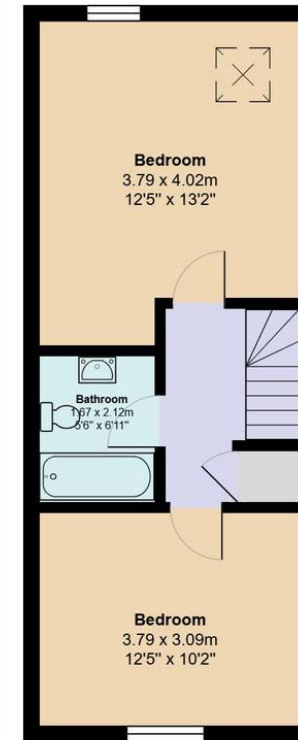
Ground Floor



First Floor



Second Floor



Third Floor

Robin King

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.