



**87 Princess Victoria St, Clifton BS8**  
**4 bedroom modern townhouse**

**Guide price £1.2m   [oceanhome.co.uk](https://oceanhome.co.uk)**





**Modern town house,  
4 bedrooms, kitchen/breakfast  
room opening to walled  
garden, garage parking,  
heart of Clifton Village...**





# A stylish modern townhouse...

This superb 4 storey, 4 bedroom townhouse is located within the heart of Clifton Village, minutes away from the stunning Clifton suspension bridge, Avon Gorge and Durdham Downs. A plethora of boutique shops, excellent restaurants and convenient shops are also on the doorstep.

For families there is an unrivalled choice of local schools; including Hotwells Primary School, Bristol Grammar School and Clifton High School.

## Ground floor

On the ground floor a large, welcoming entrance hall leads through to the wonderful kitchen/breakfast room, which spans the full width of the property.

This is a great place to gather the family and friends round the dining table and enjoy the culinary delights that have been cooked up! Large bi-fold doors allow light to flood in and really make the garden part of the room.

Off the kitchen there is the bonus of a very useful utility room.

## First floor

The primary living area is on the first floor – a deceptively generous space with a south facing balcony overlooking the garden.

There is a further reception room which could be a lovely snug for relaxing, or alternatively, would make a great play room for kids.

## Second/third floor

The top 2 floors are dedicated to the bedrooms. Here you will find four good size double rooms, two of which have en suite shower rooms. The master bedroom has a row of large fitted wardrobes and the front bedroom on the 3rd floor has access to a fantastic private roof terrace.

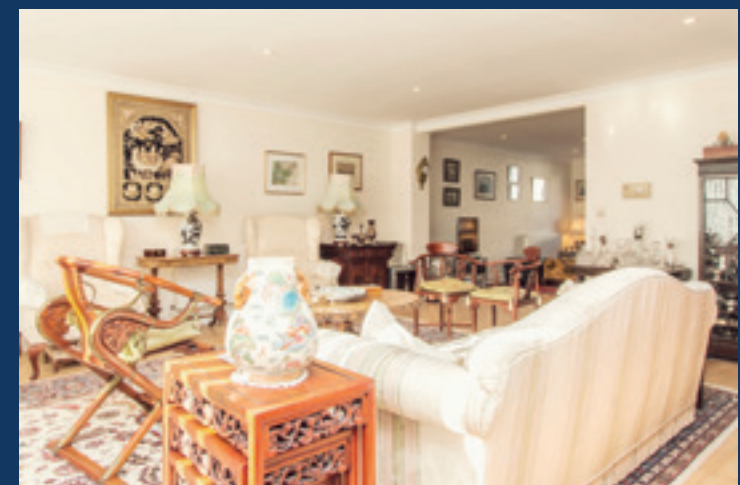
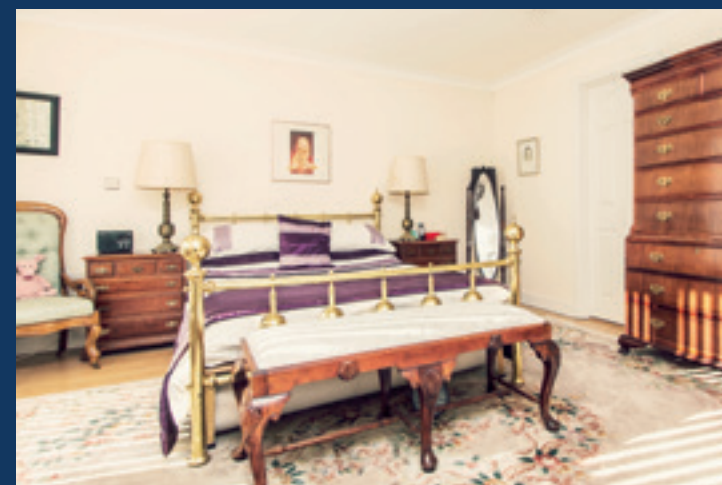
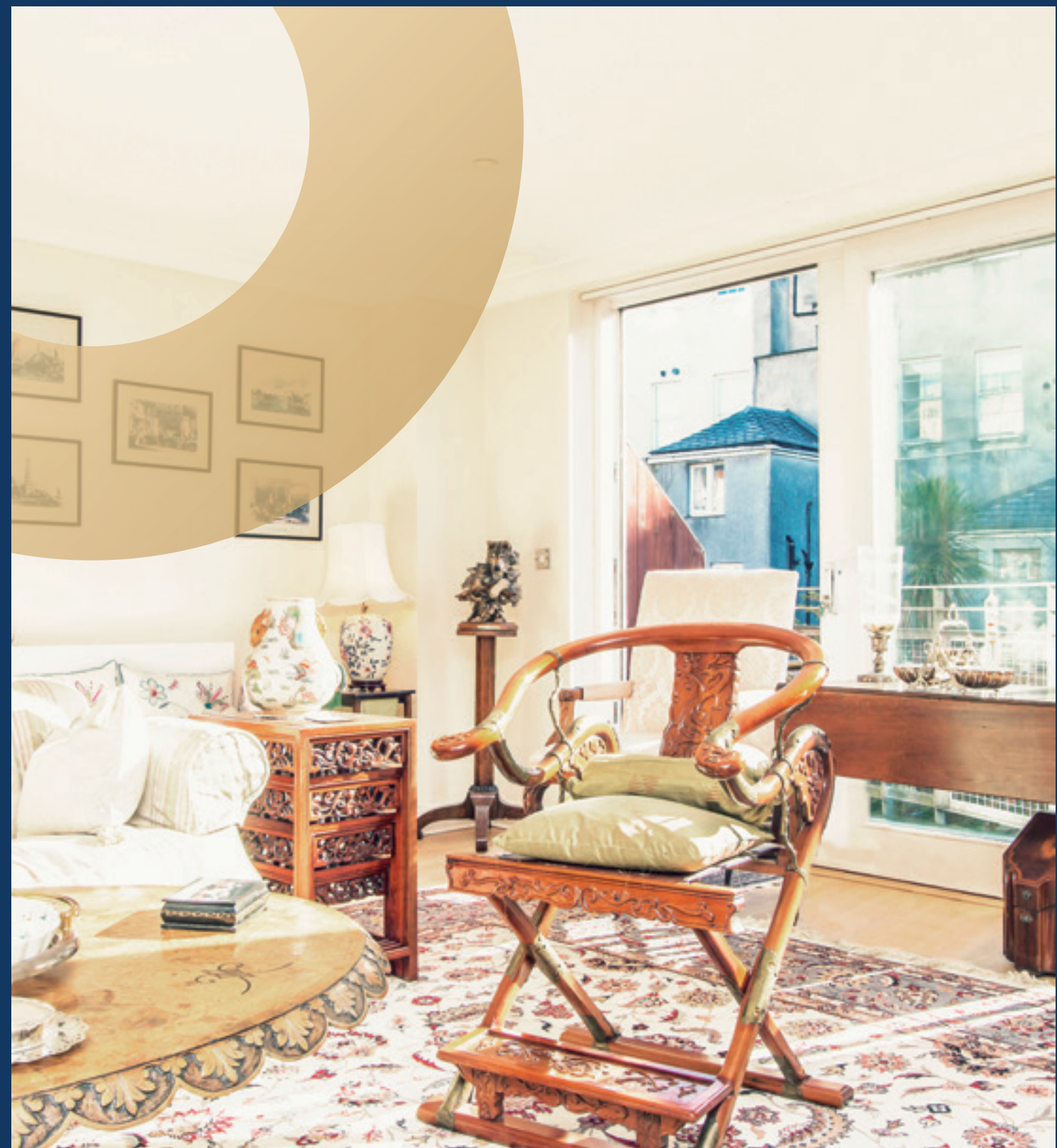
## Outside Space

Outside, the rear garden is fully enclosed and south facing which traps the sun and is an ideal area to enjoy alfresco dining or to simply relax with a good book and glass of wine. To the front is the garage which is large enough to fit a saloon car and also provide space for storage.

## We think...

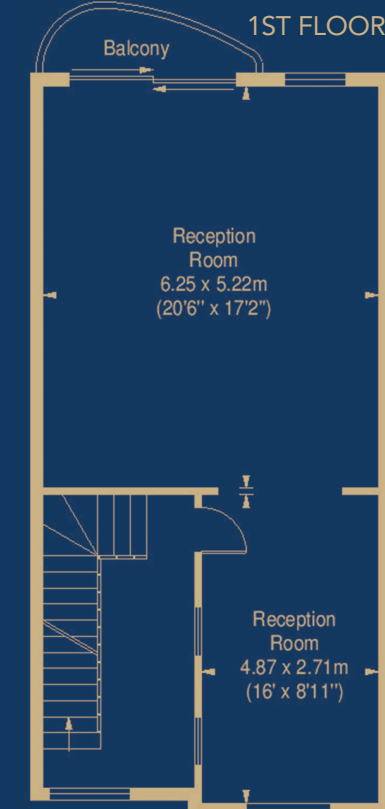
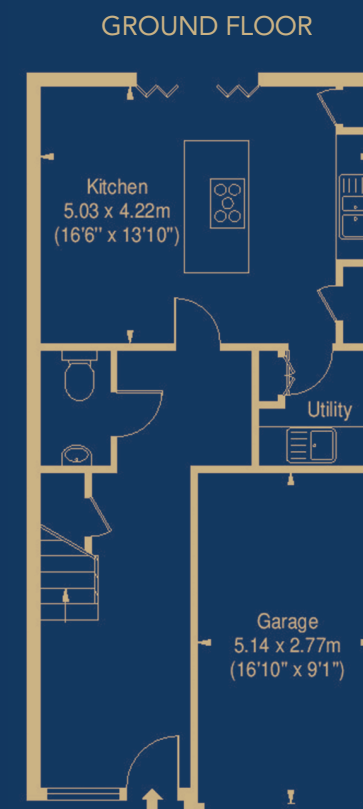
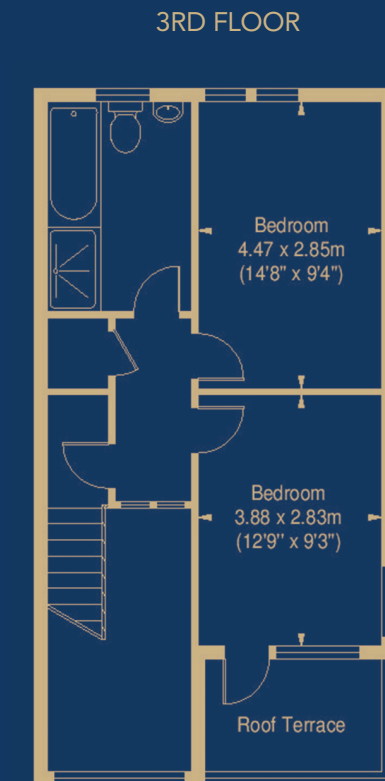
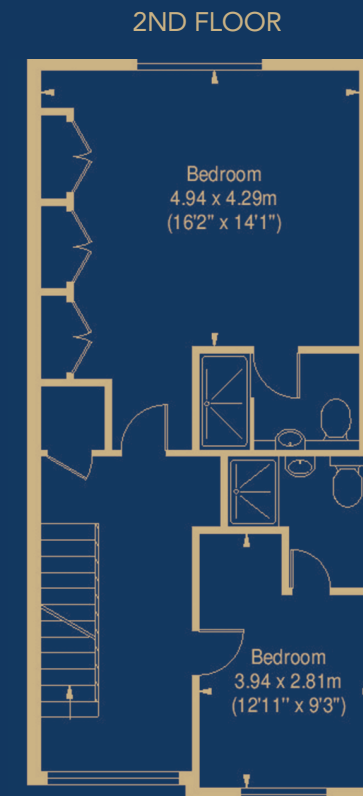
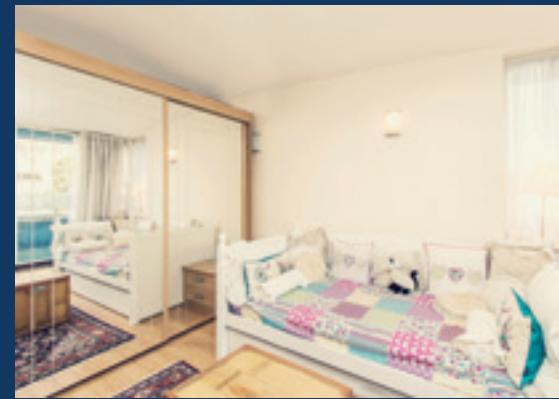
This is a rare opportunity to purchase such a versatile home that ticks so many boxes in the most sought after area of Bristol. Ideal for those looking for space for a growing family or for professionals wanting the convenience and prestige of the area. A real gem not to be missed!

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# Floor plans



87 Princess Victoria St, Clifton BS8





## **87 Princess Victoria St, Clifton BS8**

### **4 bedroom modern townhouse**

**A superb 4 storey, 4 bedroom stylish and modern townhouse, with beautiful south facing walled garden and garage parking – located in the heart of Clifton Village**

- Clifton Village • Large 4 bedroom townhouse
- Generous living areas • Integral garage
- South facing walled garden • 3 bathrooms/separate WC
- Ideally situated for a selection of schools
- Freehold • Circa 2,390 sqft (taken from EPC) • Energy rating - C

#### **Clifton Office**

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