



**Seavale Road, Clevedon , BS21 7QB**

**Asking Price £550,000**

- Energy Rating - E
- Desirable Location & Sea Views
- Close To Hill Road Shops & Restaurants
- Period Features
- Tenure - Freehold
- Council Tax Band - D
- Viewings Highly Recommended
- Garage
- Versatile Accommodation
- Groundfloor Level with Separate Entrance

**VERSITILE ACCOMADATION - THIS PROPERTY IS TRULY A GEM**, nestled within a conservation area where the preservation of period features is both valued and meticulously upheld. It's a highly sought-after location **WITH A SHORT WALKING DISTANCE TO THE BEACH**, not only for its undeniable charm but also for its superb positioning in this Victorian coastal town. You'll find beautiful walks, green spaces, shops, and eateries just a short stroll away, along with the iconic Clevedon Pier – the only Grade 1 listed pier in the country. The house itself, dating back to the 1860s, offers generously sized rooms, high ceilings, and a plethora of lovely period features like molding's, picture rails, and stained glass – all impeccably maintained by the current owner. What's more, the accommodation is quite flexible, with five bedrooms that provide the buyer with numerous configuration options. Currently, the property is organized over three floors, including three bedrooms and a bathroom on the first floor, a sitting room, kitchen, WC, and a fourth bedroom on the ground floor, and an additional sitting room, bedroom, kitchen, and shower room on the lower ground floor. What's intriguing is that this is currently a single unit with no separation in utilities, but there's potential for changes in the future. The building offers separate side access and an enclosed courtyard garden. To the rear, you'll find a substantial and envy-worthy garage with ample space for a car, bikes, and a well-sized workbench. And let's not forget the exceptional views, visible from the back bedroom on the first floor and from the Velux window in the loft space. This property is truly a hidden treasure, offering both historical elegance and contemporary flexibility, making it an exceptional find in this picturesque coastal town.

Sitting Room 17'10 x 14'0 (5.44m x 4.27m)

Kitchen/Breakfast Room 13'0 x 11'4 (3.96m x 3.45m)

WC

Bedroom/Study 8'4 x 8'2 (2.54m x 2.49m)

Bedroom One 18'2 x 14'3 (5.54m x 4.34m)

Bedroom Two 13'5 x 11'2 (4.09m x 3.40m)

Bedroom Three 9'1 x 6'2 (2.77m x 1.88m)

Family Bathroom

Lower Groundfloor Lounge 12'9 x 10'8 (3.89m x 3.25m)

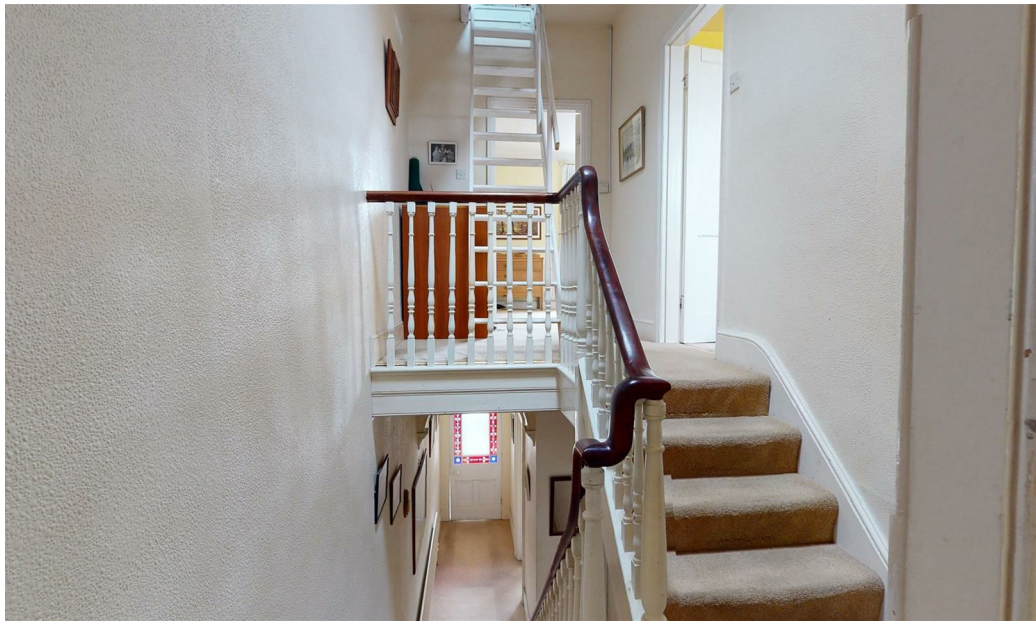
Bedroom 16'8 x 13'2 (5.08m x 4.01m)

Shower Room

Kitchen/Utility Room 12'6 x 4'8 (3.81m x 1.42m)

Garage



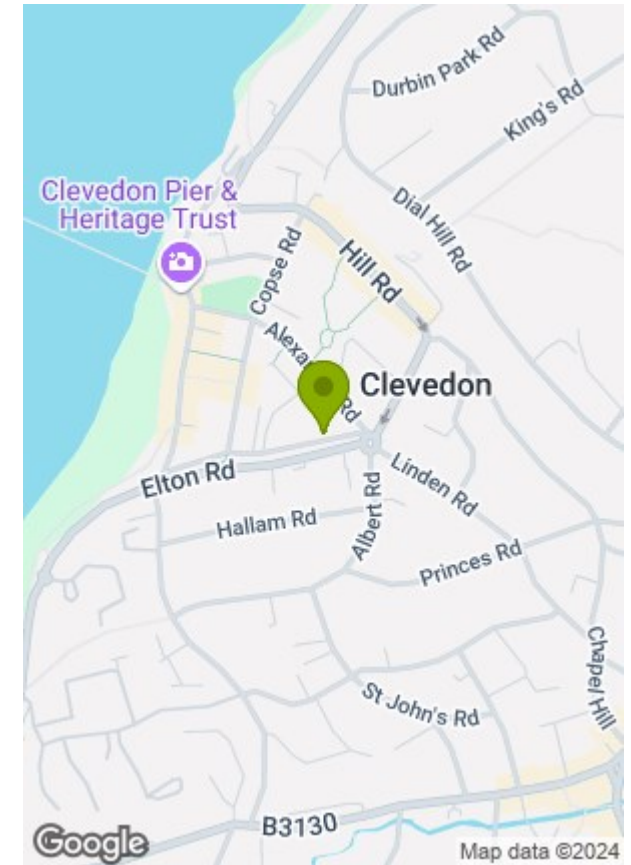








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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		80
	54	
England & Wales	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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