



FIRST FLOOR FLAT

8 / 9 Clifton Hill, Clifton, Bristol, BS8 1BN



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An exceptional first floor period apartment, spanning the width of two adjoining townhouses, with fabulous southerly views and an expanse of accommodation.

* A SUPERB FIRST FLOOR DOUBLE-FRONTED LATERAL APARTMENT * FAR-REACHING VIEWS AND LOTS OF NATURAL LIGHT * CIRCA 2390 SQ. FT OF INTERNAL ACCOMMODATION * ACCESS TO A PRIVATE ROOF TERRACE * SITTING ROOM, DINING ROOM AND A GENEROUS FAMILY KITCHEN * "HIS & HERS" HOME OFFICES * THREE DOUBLE BEDROOMS * GLAZED CONSERVATORY / STUDIO ROOM * TWO BATH / SHOWER ROOMS * EPC: C

Situation

Clifton Hill is a little known terrace of Victorian townhouses, situated just moments away from the hustle and bustle of Clifton village with a south facing orientation and distant views.

With "the village" literally on the doorstep, residents are spoilt for ease of access to all the well-known range of independent traders, cafés, restaurants and fabulous boutique shops. To the south is access to Bristol's famous historic floating harbour, and just to the north there is access to The Downs and The Observatory.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is a little over 6 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just over 7 miles to the south.

For Sale with a Share of Freehold

The first floor flat, 8 Clifton Hill is a fabulous lateral apartment; almost uniquely spanning the width of two adjoining townhouses and presenting some 2390 sq. ft of internal accommodation.

Owned by the present occupiers for the past 26 or so years it presents new owners with a wealth of opportunity; given the versatility and sheer size of its footprint.

Accessed via the communal front door, steps lead up to the first floor with access into the apartment.







Once inside, the size and scale is immediately apparent; with the entrance hall presenting plenty of space to kick off boots and store coats; whilst twisting around to the right with a wider inner hall leading down to the rear bedrooms.

To the front, either side of the hallway are two fabulous reception rooms; both with four sash bay windows, tiled fireplaces with a wooden surround and retained period plaster work.

To the left is an effortlessly generous dining room; with a wonderful southerly orientation catching much of the day's sun. From here (and equally accessible from the entrance hall) glazed double doors lead into a fabulous family kitchen creating a superb environment for families of all ages and size to enjoy and entertain in.

The kitchen is beautifully proportioned, with an expanse of granite work tops and an oversized peninsular breakfast bar presenting useful casual dining space. Integrated appliances include a dishwasher, washing machine, Fridge & freezer along with wall mounted electric oven, Microwave and a four-ring gas hob.

Between the two reception rooms lie "His & Hers" home offices; perfect for those work from home days.

To the far end of the entrance hall is the second reception room; currently dressed as a sitting room with plenty of natural light flooding in from its bay window, and enjoying a lovely green outlook and views south towards Ashton Court.

Also accessed from the entrance hall is the third bedroom which, although dressed with a full-width wall of wardrobes could also revert to an alternative use if required.

From the wide inner hall, steps lead down to the rear of the property, with two equally sized double bedrooms at the end. Bedroom one, to the right, benefits from a set of fitted wardrobes whilst both bedrooms have double doors leading out into the conservatory.

The conservatory itself is fully double glazed with sun blinds to cover the ceiling lights, and double doors leading out onto the roof terrace. This is a lovely studio room and catches the late afternoon and evening sun.

Serving the bedrooms are two bath / shower rooms; one with a fully enclosed shower cubicle, w.c and wash basin and the other with a panelled bath, w.c, bidet and wash basin. They each enjoy an opaque casement window for natural light and ventilation, as well as a radiator and / or heated towel ladder.





Outside

Accessed from the rear conservatory is a wrap-around private roof terrace catching the late afternoon and evening sun. There is enough space for small table and chairs and a grill.

Immediately opposite the property is an area of green public space, between Clifton Hill and Goldney Avenue with Birdcage Walk just a moment or two away to the east.

Strictly by appointment with Rupert Oliver Property Agents.

Services

All mains services connected. Gas fired combination boiler. Telephone and Fibre Broadband by private arrangement.

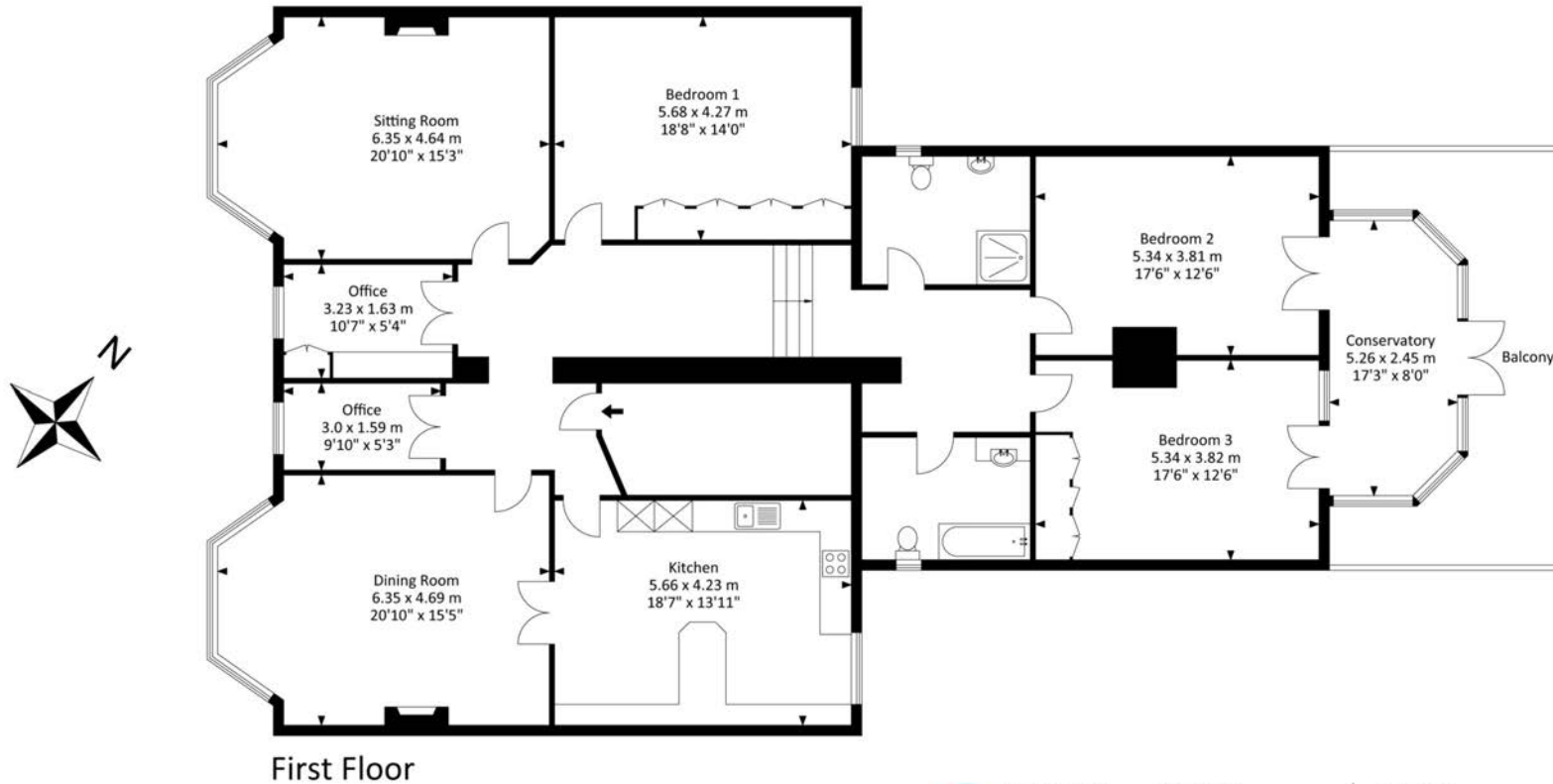
Local Authority

Bristol City Council: Tel: 0117 922 2000
Council Tax: Band E

Directions: BS8 1BN



Approx. Gross Internal Area
2389.0 Sq.Ft - 222.0 Sq.M



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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