



£575,000

11 Brighton Mews, Redland, Bristol, BS8 2NW

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# 11 Brighton Mews

## Redland, Bristol, BS8 2NW

A well designed mews style home close to Whiteladies Road.

Built in 2021, this modern freehold property has a unique location that feels discreet, yet is only moments away from some of Bristol's most popular shops, bars and restaurants.

Externally, the property has a stone and brick façade with powder coated aluminium windows and timber detailing. There is an open porch, bin store and a useful bike storage area.

The front door leads into the main hallway which connects all rooms. There is the added safety feature of a smoke alarm linked to a mist suppression system with magnetic door closures. On the right hand side is a stylish kitchen with a range of sleek gloss handleless units, a Caesarstone worktop and integrated appliances including combi microwave/oven, electric oven, gas hob, extractor hood, tall fridge/freezer, washing machine, tumble dryer and dishwasher. A wide wall opening connects the sitting/dining room and makes it ideal for socialising. The 18'6ft x 16'4ft living room links seamlessly to the private garden via powder coated aluminium sliding doors.

Stairs rise to the first floor to three bedrooms and smart family bathroom. All the bedrooms are light and airy with vaulted ceilings and a neutral tone carpet. The bathroom is fitted with contemporary tiles and a suite which includes a shower over bath, close coupled w/c and a hand wash basin with vanity unit beneath.

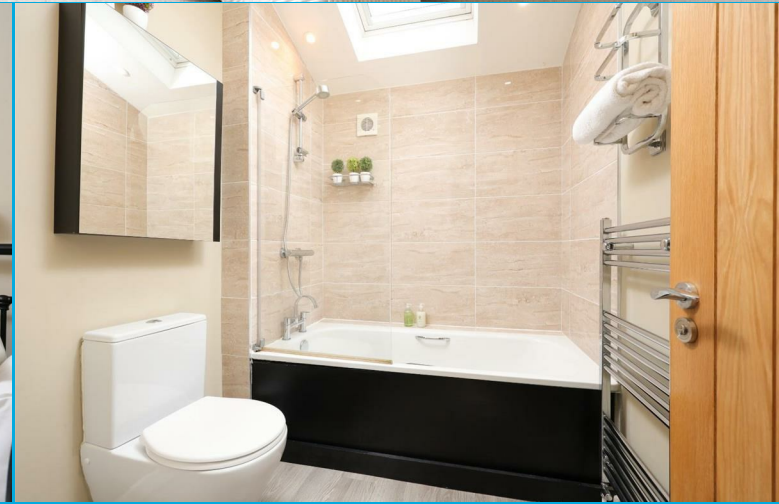
Externally the garden is easily accessed from the living room and is neatly landscaped with a patio seating area and planted bed across the rear



boundary.

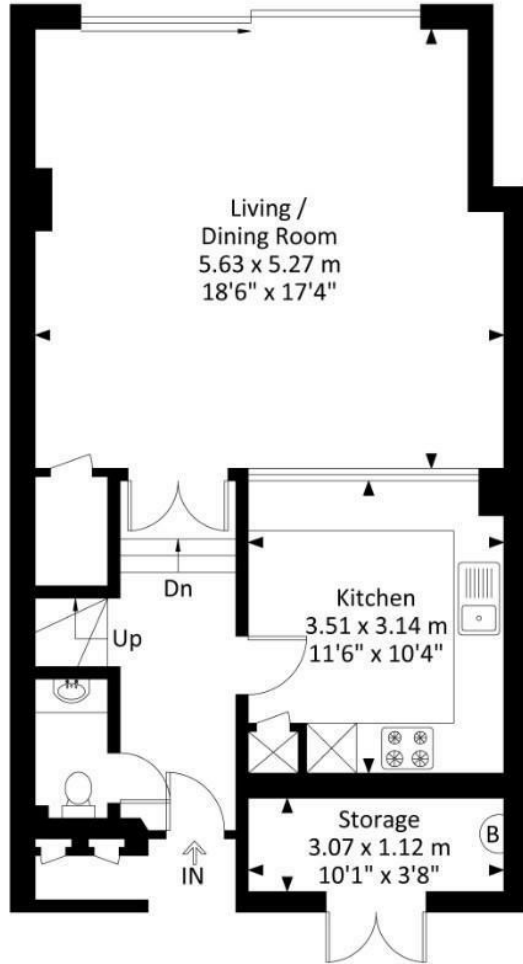
This modern, well conceived home has the remainder of a 10 year build guarantee, has solar panels and is offered with no onward chain.



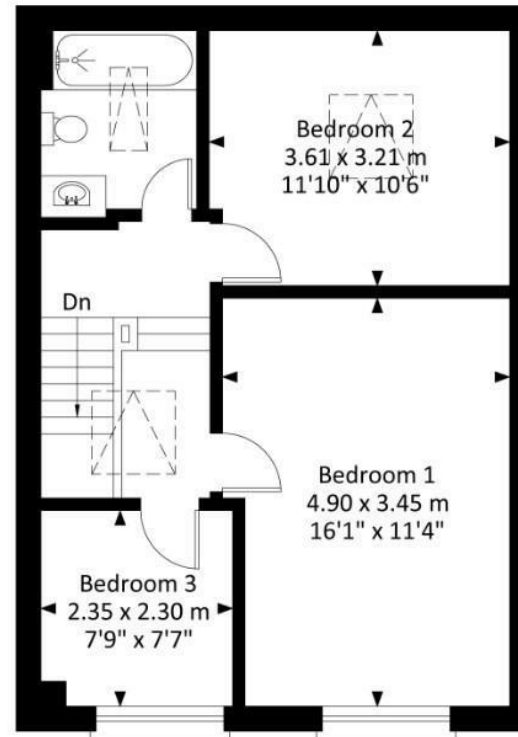


# Brighton Mews, Clifton, Bristol, BS8 2NW

Approximate Gross Internal Area = 103.23 sq m / 1111.15 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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