

6 Elton Road Clevedon BS21 7RA

£365,000

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
1098.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
Communal



EPC Rating
D



Council Tax Band
D



Construction
Standard



Tenure
Leasehold

This elegant first-floor apartment covering in excess of 100sqm and situated within an iconic 1860's Victorian villa, is just moments from Clevedon's stunning seafront and historic Pier. It was fully refurbished by the current owner in early 2020 – including a kitchen, bathroom, and combination gas boiler – and includes a share in the freehold of this resident-managed building.

With direct views over the Bristol Channel and period features including high ceilings, original stucco, refurbished sash windows, original internal wooden shutters, and a statement fireplace, it effortlessly blends classic sought-after period character with modern comfort.

Approached via a driveway with a dedicated parking space and access to a communal garden area, external steps at the rear of the building lead you up to the first floor with a shared sunny outside terrace area and small external storage space.

Entering via a communal lobby which includes a larder / washing machine room, the apartment opens into a spacious and light central hallway that connects all the generously sized living spaces.

The impressive sitting room is a standout feature, complete with a striking bay window that offers a panoramic view towards Clevedon Pier, South Wales and Upper Clevedon, with fabulous sunsets on clear days.

Behind the living room, the stylish open-plan kitchen and dining room is thoughtfully designed, providing both function and flair with integrated modern appliances, low maintenance laminate flooring and period features, with plenty of space for a large dining table.

There are two generously sized bedrooms: Bedroom one at the rear of the apartment has a double aspect including a view over the rear garden, and features a built-in open-style wardrobe and a storage cupboard that also houses the combination boiler. Bedroom two faces over the front of the property and is currently used as a study and studio, with a feature wooden mantelpiece.

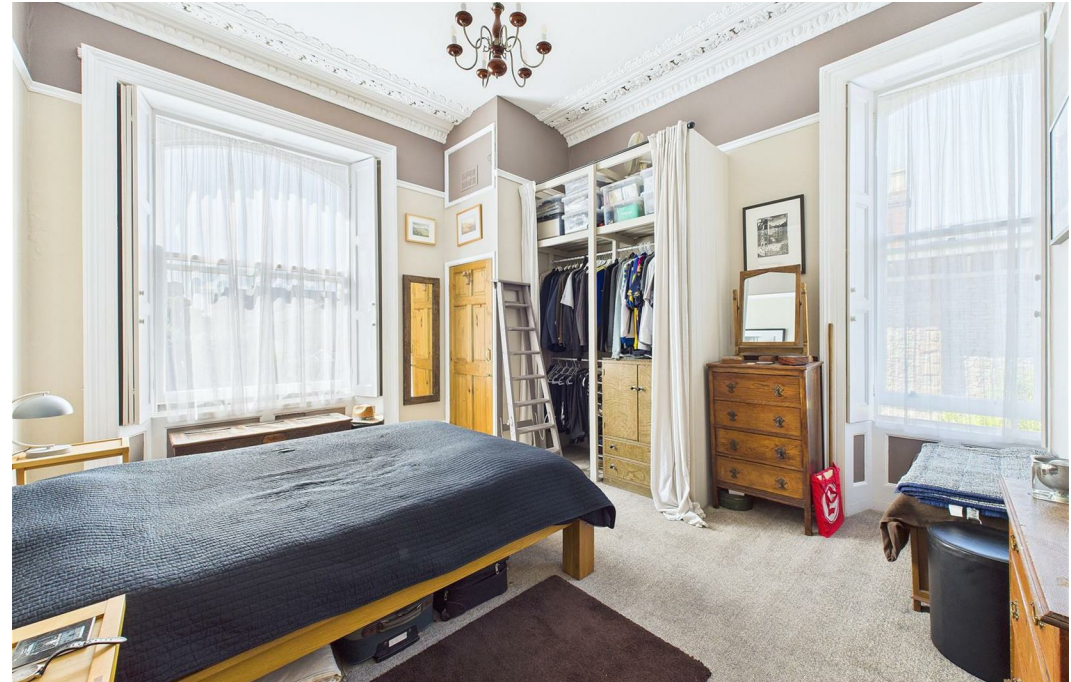
The completely refurbished bathroom utilises modern period-style fixtures and fittings – including a centrally heated chrome towel rail, wood paneling and tiled floor – to provide both character and contemporary comforts.

The apartment is perfectly positioned just a short stroll from Hill Road's vibrant selection of shops, cafés, and restaurants, along with a local GP surgery and dental practice. The iconic Curzon Cinema and town centre shopping facilities are also just ten minutes walk or a short drive away. Bristol city centre is reachable within 20–30 minutes by car, and bus stops providing links across the area are nearby.

This is a rare opportunity to own a refined apartment in one of Clevedon's most sought-after locations.



Set within a stunning period building near Clevedon seafront, this elegant apartment blends timeless character with modern comfort, all moments from shops and cafes.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, gas, water and drainage.

This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 22 Mbps and highest available upload speed 1 Mbps.

Mobile coverage is limited to likely.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.

999 year lease from 13.11.1978 with a share of freehold

Service Charge = £120 pcm

The lease permits lettings on an AST basis but does not allow for short-term holiday letting.

Pets permitted with management company consent

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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