

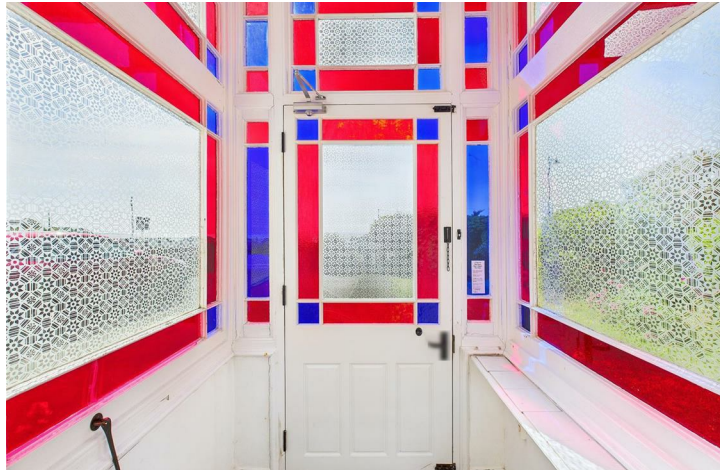
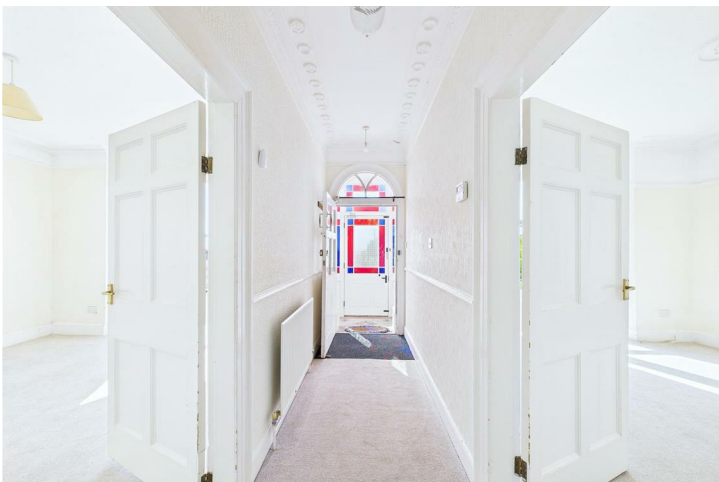
The Beach Clevedon BS21 7QU

£317,500

marktempler

RESIDENTIAL SALES





 Property Type Apartment	 How Big 829.00 sq ft
 Bedrooms 2	 Reception Rooms 1
 Bathrooms 1	 Warmth Gas Central Heating
 Parking Allocated Space	 Outside Front and Rear
 EPC Rating D	 Council Tax Band B
 Construction Standard	 Tenure Leasehold

Set along one of Clevedon's most picturesque and highly regarded roads and overlooking its seafront, The Beach, No. 8a is a truly charming ground floor garden apartment forming part of a Grade II listed property, dating back to the early 1800s. With its elegant double bay fronted façade, this delightful home offers a rare blend of period charm, character, and huge potential for the incoming owner to modernise and personalise.

The internal layout is both practical and inviting, with spacious rooms arranged around a central hallway, allowing for excellent flow and natural light throughout the home. The apartment currently features two generously sized double bedrooms, a well-proportioned sitting room, a separate kitchen, and a central bathroom. While many of the original features have been lost over the years, a strong sense of history remains, thanks to retained elements such as sash windows, chimney breasts, panel doors, and areas of ornate plasterwork, which hint at the property's Georgian origins.

Whether you're a downsizer seeking period elegance, a first-time buyer wanting character, or a weekend retreat owner, the potential here is undeniable.

Externally, the property benefits from sole use of the front garden and a small private courtyard to the rear. It also includes an allocated parking space. Additionally, there is a private storage cellar located beneath the ground floor, along with access to a communal garden shed at the rear of the building, providing further practical storage options.

Offered to the market with no onward chain, and positioned just moments from the seafront, boutique shops, cafés and the iconic Clevedon Pier, this is a unique opportunity to acquire a special home in one of the town's most sought-after locations.



Charming Ground Floor Garden Apartment on The Beach, Clevedon



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.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is good in-home and outdoor. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION

New 999 year lease

Service charge - TBC

Ground rent - nil (share of freehold)

Pets are allowed with prior consent from the management company

The lease allows you to rent out the property

Holiday lets/Air BNB – We understand that the lease does not allow for holiday lets or Air BNB.

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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