

Hill Road Clevedon BS21 7NZ

£279,950

marktempler

RESIDENTIAL SALES





 Property Type Apartment	 How Big 828.00 sq ft
 Bedrooms 2	 Reception Rooms 1
 Bathrooms 1	 Warmth Gas Central Heating
 Parking Allocated Space	 Outside None
 EPC Rating D	 Council Tax Band C
 Construction Standard	 Tenure Leasehold

Set on the upper floor of this attractive Victorian building, this characterful two-bedroom apartment enjoys an enviable position on Clevedon's popular and picturesque Hill Road. The property is accessed via a striking communal entrance with elegant double doors and a beautifully preserved original staircase leading to the second floor.

Internally, the apartment offers well-proportioned and flexible accommodation, including a spacious kitchen/dining room and an outstanding living room where the panoramic views truly take centre stage — stretching from the Mendip Hills across the Severn Estuary to the Brecon Beacons. Both bedrooms are generous in size, ideal for owner-occupiers or as a lock-up-and-leave bolt-hole.

Outside, the property benefits from allocated parking to the rear, a rare and valuable addition in this central location. Hill Road is widely loved for its vibrant community and independent businesses, with a delightful mix of cafés, boutiques, restaurants and galleries right on the doorstep. The seafront and Clevedon's historic Pier and Marine Lake are only a short stroll away, completing the lifestyle appeal.

Offered to the market with a compelling combination of period charm, space, views and convenience — this is Clevedon living at its best.



Elegant Victorian top floor apartment with panoramic estuary views, parking, and a prime Hill Road address



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

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

Mobile coverage is good outdoor and in-home. 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

999 year lease from 24.06.1998

Service Charge = £1,800 pa

Ground Rent = £1 pa

The lease does not permit pets

The lease permits letting subject to agreement with all leaseholders

Holiday lets/Air BNB are not permitted.

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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