



8 THE BEACH
CLEVEDON, BS21 7QU

Auction Guide £675,000+

- 17 December LIVE ONLINE AUCTION
- Stunning Grade II Listed seafront property
- Arranged as two large flats & a rear cottage
- Superb investment or break-up opportunity
- Potential GDV of circa £1,140,000
- 8-week completion



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FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 December 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

STUNNING SEAFRONT PERIOD BUILDING ARRANGED AS TWO LARGE FLATS & A COTTAGE

DESCRIPTION

A stunning and iconic period building, situated in an enviable position overlooking Clevedon seafront and pier. This beautiful Grade II listed property is arranged as two large apartments and a charming rear cottage, presenting a superb investment or break-up opportunity. Alternatively, as whole freehold buildings such as this rarely come to the market, there is scope to create a superb single family residence, subject to consents. The apartments and cottage are currently fully-let producing £37,140 per annum and there is great scope to increase the rental income. Set back from the road, the property benefits from a front garden, driveway providing 3 off-street parking spaces, a beautiful courtyard garden to the rear and a roof terrace which enjoys unrivalled postcard sea views across the Bristol Channel to Wales.

LOCATION

The Beach is one of the most exclusive residential addresses in the popular coastal resort town of Clevedon. Situated overlooking the promenade and only yards from the pier, easy access is also provided to the eclectic mix of independent shops, and cafes on Hill Road. Cliffside attractions such as The Poet's Walk, Marine Lake with infinity pool, Sailing Club and Salthouse Fields with miniature railway are all within walking distance.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

8A THE BEACH - Approx. 77 m²

A well-proportioned ground floor apartment accessed via its own private entrance at the front of the building and comprising an entrance hall, living room, two double bedrooms, a kitchen and bathroom. There is also a large cellar accessible via a hatch and steps adjacent to the kitchen door.

8B THE BEACH - Approx. 116 m²

A stunning first and second floor maisonette accessed via a private entrance at the side of the building. The first floor accommodation comprises two double bedrooms, a spacious living room, central dining area, a kitchen, bathroom and a utility room. A turned staircase leads to the second floor which provides a third double bedroom with feature window overlooking the seafront. There is also a private roof terrace, perfect for al fresco dining and taking in the sea views.

8C THE BEACH - Approx. 58 m²

A charming 2-bedroom cottage situated to the rear of the building and comprising an entrance hall, living room, kitchen and bathroom on the ground floor with two bedrooms on the first floor. The cottage enjoys a courtyard garden to the rear of the main building.

TENANCY DETAILS

8A THE BEACH - Currently let on an AST producing £1,100 pcm

8B THE BEACH - Currently let on an AST producing £1,050 pcm

8C THE BEACH - Currently let on an AST producing £945 pcm

POTENTIAL BREAK-UP OPPORTUNITY

The two apartments and rear cottage could be split up and sold separately following some updating and we would anticipate the following resale values:

8A THE BEACH - £395,000

8B THE BEACH - £425,000

8C THE BEACH - £320,000

GDV: £1,140,000

TENURE

The property is for sale on a freehold basis, subject to the ASTs above.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ratings: C

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services.

Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

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8 THE BEACH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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