



12A ST CHRISTOPHER'S COURT, WELLINGTON
TERRACE,

GOODMAN
& LILLEY



THIS EXCEPTIONAL FIRST-FLOOR, ARCHITECT-DESIGNED THREE-BEDROOM APARTMENT OFFERS A RARE OPPORTUNITY TO ENJOY REFINED COASTAL LIVING WITH PANORAMIC VIEWS ACROSS CLEVEDON'S ICONIC PIER, THE BRISTOL CHANNEL, AND THE WELSH COASTLINE.

Occupying an elevated position, the apartment enjoys 180-degree coastal views from the main living area. Whether you're relaxing in the bright, open-plan living space, working from the third bedroom/home office, or enjoying coffee on the balcony, the ever-changing seascape provides a constant source of inspiration.

A short walk leads you to Hill Road and 'The Beach', where grocery shops, artisan cafés, independent boutiques, acclaimed restaurants, and welcoming pubs create a lively, walkable local scene. Whether it's brunch with a sea view or an evening out with friends, this location blends calm coastal charm with a vibrant community spirit. Residents also enjoy easy access to Clevedon's stunning coastal path—perfect for peaceful strolls, energising runs, or simply breathing in the fresh sea air. For those seeking adventure, Clevedon Marine Lake is close by, offering year-round cold-water swimming and watersports.

Inside the apartment

The apartment has been tastefully upgraded and thoughtfully arranged to take advantage of its coastal surroundings.

The bespoke kitchen is equipped with a full range of integrated appliances and has been designed to capture uninterrupted views across the channel, even while cooking or entertaining. With modern, quality cabinetry and efficient layout, it offers both function and style. The spacious open-plan living/dining area is bathed in natural light, creating a warm and inviting atmosphere for relaxing, hosting, or simply enjoying the beautiful coastal vistas. A door opens onto the covered balcony, which is best suited for a quiet coffee or a breath of sea air whilst enjoying the coastal view.

Three well-proportioned bedrooms provide flexibility for a range of lifestyles. The principal bedroom offers a peaceful retreat, while the second bedroom is perfect for guests or extended family. The third bedroom, currently used as a home office or occasional bedroom, enjoys some of the best views in the apartment—an uplifting space for work or creative pursuits. The generous bathroom features a contemporary four-piece suite with a separate walk-in shower and a stylish fitted bath, offering comfort and quality in equal measure. The apartment also offers ample built-in storage throughout, helping to keep the living spaces organised and clutter-free.

Additional Features & Amenities

Allocated Undercroft Parking – Private, sheltered parking space included. In addition, visitors' parking is readily available.

Landscaped Communal Gardens – Beautifully maintained shared outdoor space

Bin Store – Convenient and discreet waste storage

No Onward Chain – Enabling a smoother, faster purchase process

Utilities & Connectivity

Utilities: Mains electricity, water, and drainage

Heating: Upgraded Economy 7 night storage controllable electric heating system (using cheaper off-peak rates)

Broadband: Ultrafast available – up to 1000 Mbps download / 100 Mbps upload

Mobile Coverage: Varies by provider – buyers should check with their provider (based on Ofcom data)

Leasehold Information

Tenure: Leasehold – 999-year lease from 29 September 1972

Ownership: Share of freehold – held collectively by the leaseholders

Service Charge: £1,560 per annum (includes communal area maintenance and buildings insurance)

Ground Rent: £0 per annum

Pets: Permitted with prior consent from the management company

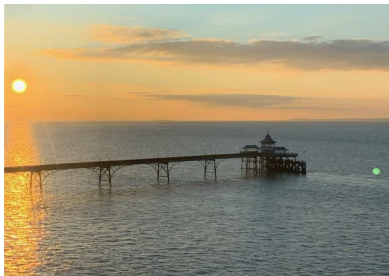
Letting: Long-term rentals allowed

Holiday Lets / Airbnb: Not permitted under lease terms

- Coastal First Floor Apartment
 - 180° Coastal Views Of The Estuary & Pier
 - Impeccably Presented Throughout
 - Covered Balcony With Coastal Views
 - Undercroft Parking
- Three Double Bedrooms
 - Approximately 968 SQ FT.
 - Close To Amenities On Hill Road
 - No Onward Chain

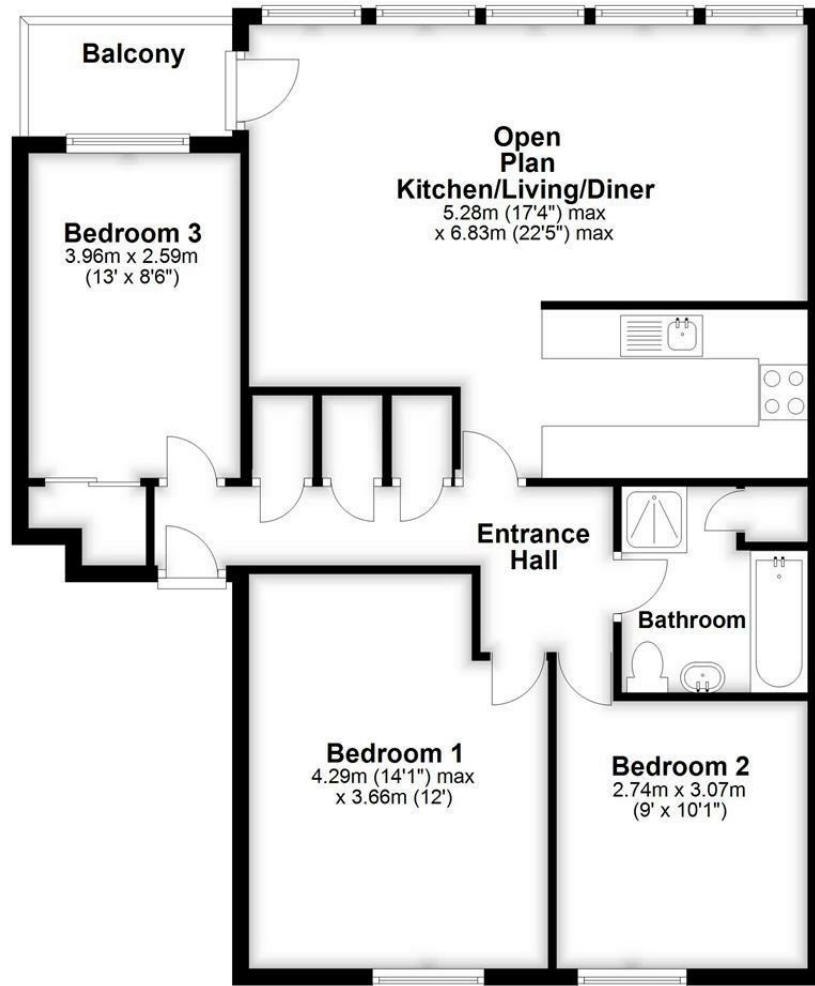


GUIDE PRICE £350,000



First Floor

Approx. 90.0 sq. metres (968.3 sq. feet)



Total area: approx. 90.0 sq. metres (968.3 sq. feet)

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