

Oculus House

Lime Kiln Road



An immaculately presented, two bedroom, lateral apartment with private terrace and secure parking.



Summary of accommodation

Main House

Ground Floor: Kitchen/sitting/dining room | Main bedroom with an en suite | One further bedroom | Shower room

Garden and Grounds

Courtyard



Situation

(Distances and times are approximate)

Oculus House is an outstanding Grade II listed waterfront development by Acorn Development with magnificent views. This residence is brilliantly located on the edge of Bristol's harbourside, opposite the famous SS Great Britain and with easy access to both the city centre and Clifton.

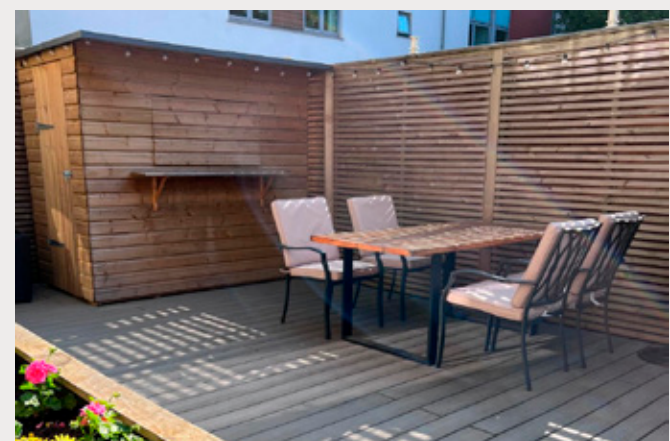
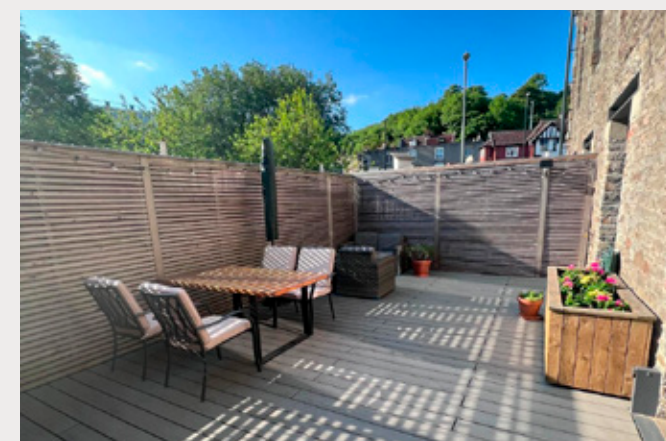
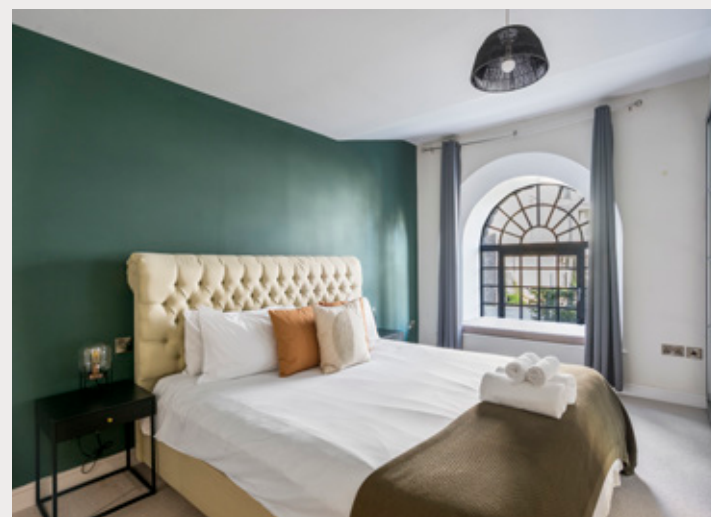


The Property

Accessed directly via the landscaped communal courtyard and gardens, this ground floor apartment offers circa 900 sq ft of exceptional lateral living.

The main living area is the spacious, open-plan kitchen, dining, and sitting area, which feature engineered oak flooring with underfloor heating. The bespoke kitchen is appointed with sleek white cabinetry, integrated appliances, functional breakfast bar and generous storage. Two large floor-to-ceiling doors open onto a private terrace, blending indoor and outdoor living.

Positioned at the front of the property are both generously sized bedrooms, which are carpeted with underfloor heating, built in cabinetry ensuring ample storage and enjoy an outlook to the communal garden through the industrial style, arched windows. The principal bedroom has a well appointed ensuite bathroom and there is a second bedroom is serviced by a contemporary family bathroom, both of which have been recently renovated.



Outside

This home boasts of a private terrace, accessed via two doors off the main living area. There are communal gardens with various seating areas, enjoying the views of the harbourside.

The apartment is securely positioned behind electric gates and benefiting from allocated and secure parking for one vehicle and an EV charging point. With direct access to the harbourside from the beautifully maintained communal gardens, overlooking Bristol's iconic Floating Harbour.

Property Information

Tenure: Share of freehold

Local Authority: Bristol City Council

Council Tax: Band E

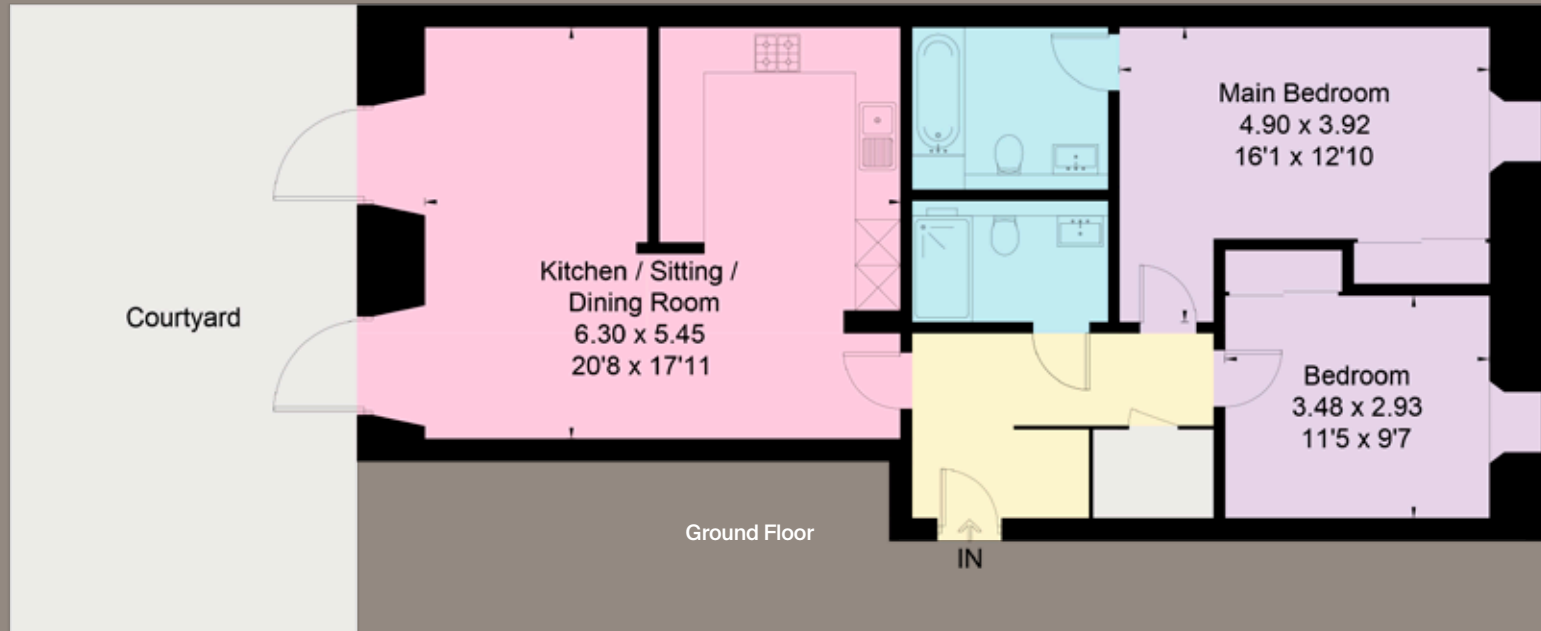
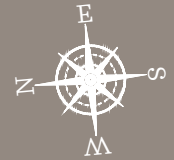
EPC: B

Guide Price: £660,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
87 sq.m / 936 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Bristol

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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