



Flat 1, 18 Victoria Road, Clevedon, BS21 7SB
Offers over £275,000

Steven
Smith



This delightful ground floor apartment is situated in a fabulous position within a stone's throw of Clevedon's magnificent pier and is certain to be an ideal first time or investment purchase. Cleverly combining period charm with contemporary touches, the property is beautifully presented throughout and provides the perfect opportunity for a buyer to move in and enjoy their new surroundings straight away! Comprising stunning open plan lounge/diner/kitchen featuring a magnificent bay window providing ample natural light, feature fireplace and heritage style kitchen, two pretty bedrooms and a stylish bathroom, the apartment has a wonderful welcoming feel. Outside, there is the added benefit of a private patio area to the front providing the perfect spot to sit with a morning coffee and admire the special coastal landscape. From this location, the shops and restaurants along Hill Road are also within a short walk.

Accommodation (all measurements approximate)

Front door opens into the communal entrance hall, with immediate door to Flat 1 on the ground floor.

Entrance Hall

Providing access to the accommodation, as well as a useful storage cupboard.

Open Plan Living 17' 4" x 14' 10" (5.28m x 4.52m)

A beautifully modernised open-plan living area with Victorian fireplace taking centre stage and herringbone flooring throughout. The kitchen comprises a range of wall and base units with silestone working surfaces. Features include a Belfast style sink, electric oven, 5 ring gas hob with hidden extractor, dishwasher and fridge/freezer. Large bay window to front, window to side.

Bedroom 1 11' 2" x 10' 8" (3.40m x 3.25m)

Double bedroom with feature fireplace. Large sash window to rear providing glimpses of the channel and Welsh coastline.

Bedroom 2 11'1 max 7'9 min x 10'7

Large single bedroom with storage cupboard housing the gas combination boiler. Sash window with shutters to rear, with sea views.

Bathroom

With white suite comprising Victorian style sink, toilet and bath with mains rainfall shower over. Fully tiled walls, tiled floor, heated towel rail. Obscure window to side.

OUTSIDE

Externally, there is a private courtyard to the front of the property which is laid to patio and benefits from channel views.

Lease Details:

Lease: Originally 999 years from 6 June 2003

Management Company: Trelawney House Management

Management Charge: £70 per calendar month

Ground Rent:

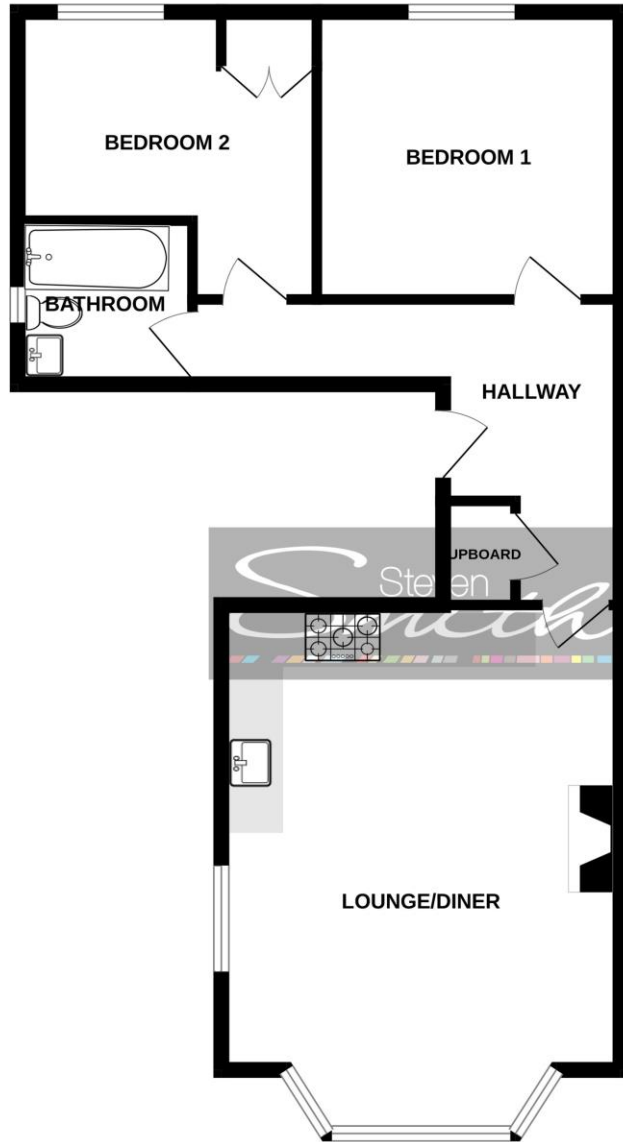
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).







GROUND FLOOR



Flat



Leasehold



2



Patio Area



1



B



1

EPC

D



Gas Central Heating

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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Health & Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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