



Flat 5, 6 Elton Road, Clevedon, BS21 7RA  
**£325,000**

Steven  
*Smith*





This well presented top floor Victorian flat offers charming period features and stunning sea views, perfectly positioned in the sought after seaside town of Clevedon. The property boasts two bedrooms, a bright and airy living space, a well appointed kitchen, all complemented by the character and elegance of its original architecture. A great benefit is the pretty garden that this property owns exclusively. Located within walking distance of Clevedon's picturesque seafront and vibrant town centre, this delightful home is ideal for those seeking a blend of coastal living and timeless style. Offered for sale with no onward chain, it presents a rare opportunity to secure a unique and inviting home in one of North Somerset's most desirable locations.

### **Accommodation (all measurements approximate)**

An external communal staircase gains access to the communal hallway, storage cupboard. Front door opens to:

#### **Hall**

Ceiling cornicing and coving. Access to the following accommodation:

#### **Lounge/Diner 17' 8" x 11' 10" (5.38m x 3.60m)**

Feature gas fireplace, sash windows, views towards the Pier and the Bristol Channel to the Welsh coastline.

#### **Kitchen 13' 0" x 8' 4" (3.96m x 2.54m)**

Fitted with base and eye level units, stainless steel sink, integrated gas stove with oven, integrated fridge/freezer, space for a slimline dishwasher and space for washer/dryer. Feature curved window, cupboard housing the combination boiler. Tiled effect flooring.

#### **Bedroom 1 14' 1" x 13' 6" (4.29m x 4.11m)**

Sash windows with views over mid Clevedon, original feature fireplace.

#### **Bedroom 2 12' 9" x 7' 1" (3.88m x 2.16m)**

Window.

#### **Bathroom 10' 5" x 6' 0" (3.17m x 1.83m)**

Fitted with a four piece white suite of WC, sink with mirror cabinet above, bath, separate shower cubicle, heated towel radiator, obscure window, tiled floor.

### **OUTSIDE**

There are two allocated parking spaces & the flat has its own garden.

### **Lease Details:**

**Term:** From 14 September 1990 to 1 September 2977

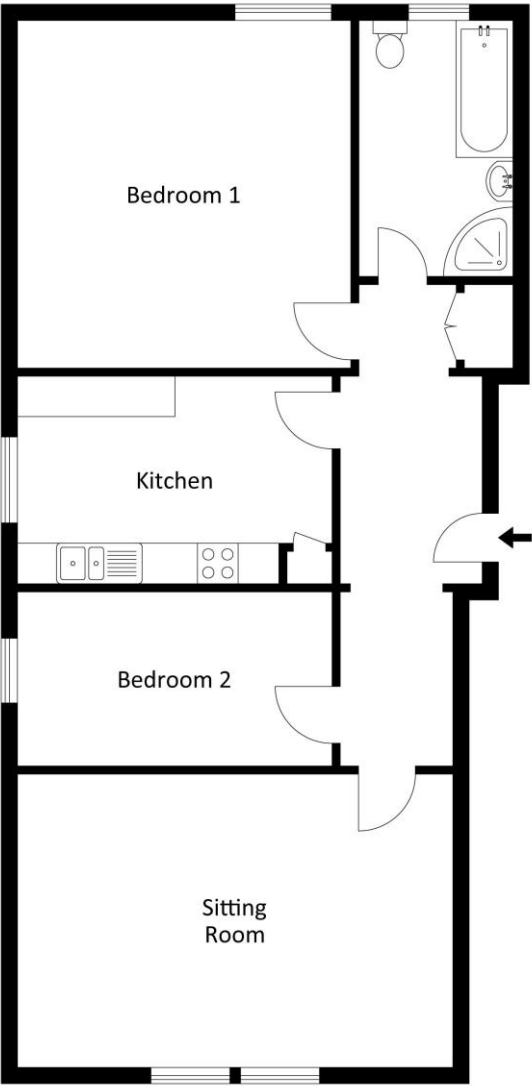
**Management Charge:** £120 pcm

**Ground Rent:** Not applicable

**(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).**



Flat 5, 6 Elton Road, Clevedon, BS21 7RA  
Approx. Area 793.1 Sq.Ft - 73.7 Sq.M



Flat



Leasehold



2



Outside Space



1



B



1

EPC

E



Gas Central Heating



Parking

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### 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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)

E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

