



Flat 3, 45 Princes Road, Clevedon, BS21 7NQ
£295,000

Steven
Smith

This immaculate Victorian top floor flat offers a perfect blend of character and modern style. Beautifully presented throughout, the property features two bedrooms, a stunning shower room and an impressive open plan living space that creates a bright and welcoming atmosphere. From its elevated position, the flat enjoys far reaching views across Clevedon towards the Mendips, providing a truly picturesque outlook. Offered for sale with no onward chain, this is an ideal home for those seeking a stylish residence ready to move straight into.

Accommodation (all measurements approximate)

Communal front door with telephone entry system opens to communal hall with stairs to second floor giving access to the front door of Flat 3. Front door opens to:

Hallway

Telephone entry receiver, spotlights.

Open Plan Living 19' 11" x 16' 0" (6.07m x 4.87m)

A light and airy space with two sash windows overlooking the neighbouring bowling green and providing an impressive view towards Christchurch and across Clevedon's rooftops towards the Mendips in the far distance.

Kitchen Area

Beautifully fitted with a range of high gloss fronted wall and base units with working surfaces, stainless steel sink, integrated fridge/freezer, electric oven with four ring induction hob and contemporary extractor hood, plumbing for washing machine and slimline dishwasher. Tiled splashbacks, wood effect floor. Opening to the:

Living/Dining Space

With further spotlighting and access to loft space.

Bedroom 1 15' 3" x 15' 0" (4.64m x 4.57m)

Measurements include built in wardrobes. Two sash windows looking out onto Hill Road and to the far left channel glimpses towards the Welsh coastline. Spotlights.

Bedroom 2 11' 5" x 6' 9" (3.48m x 2.06m)

Window to front, spotlights.

Luxury Shower Room

Beautifully fitted with a three piece suite of WC, washhand basin and walk in shower cubicle with mains shower and glass shower screen door, chrome ladder radiator, extractor fan, tiled floor.

OUTSIDE

From Princes Road a pillared entrance gives vehicular access leading to the allocated parking space for Flat 3, there is then access to the communal front door.

Lease Details:

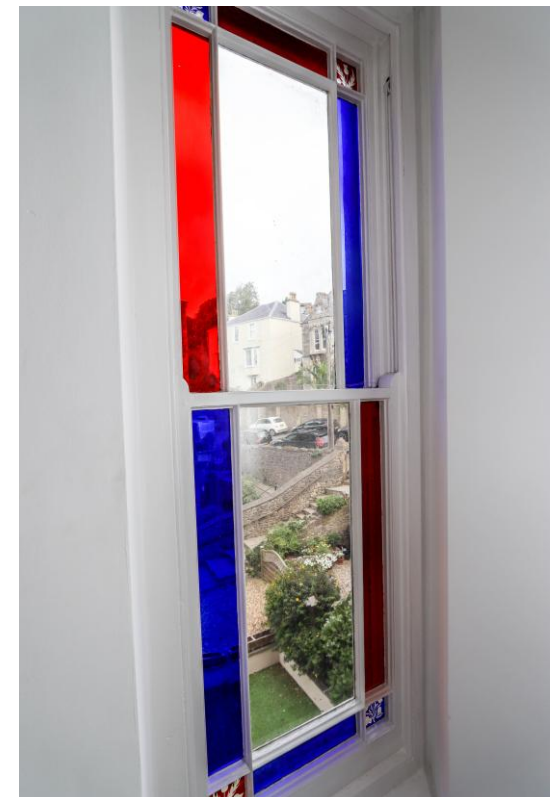
Term: Originally 999 years from 1 January 2009

Management Company: 45 Princes Road (Clevedon) Ltd

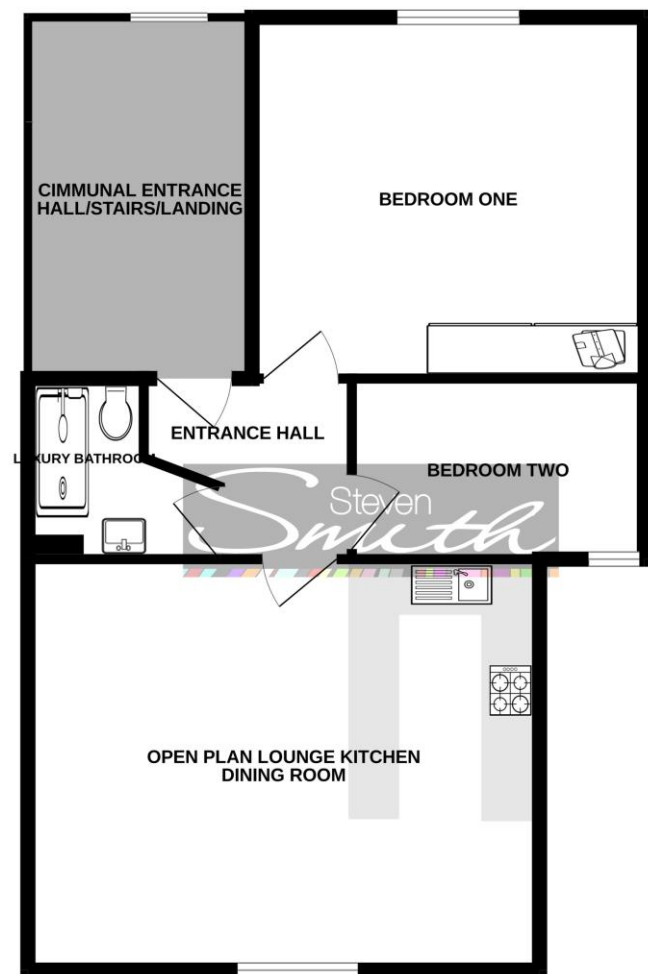
Management Charge: £50 pcm

Ground Rent: Nil

(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



1



B



1

EPC C



Gas Central Heating



Parking

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

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.

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