



Apartment 12 The Heights, Wellington Terrace, Clevedon, BS21 7FY  
**£595,000**

Steven  
*Smith*





Tucked away within the sought after Heights development in Clevedon is this exceptional two bedroom apartment which offers a rare blend of luxury and lifestyle, all set against the most spectacular coastal backdrop. Arranged over two floors, the home makes the very best of its position, drawing your eye constantly to the ever changing views across the Bristol Channel towards the Welsh coastline, with Clevedon's famous Grade I listed pier taking pride of place in the panorama. The front door opens into a welcoming hallway, leading you straight to the master suite. This calm and stylish retreat is fitted with bespoke furniture, has its own elegant en suite, and opens onto a private balcony where you can sit and watch the tide roll in. Rising upstairs, the sense of space opens out further. Here, you'll find a beautifully designed guest bedroom with its own en suite, along with a convenient WC, but it is the open plan living area that truly steals the show. With a contemporary kitchen at its heart and wide expanses of glass framing the views, it's a space designed for entertaining, relaxing, and simply enjoying the rhythm of coastal life. A second balcony extends this living space outside, the perfect spot for morning coffee, evening drinks, or simply soaking up the sea air. With the added benefit of an undercover parking space, this apartment is as practical as it is breathtaking. There is the luxury of underfloor heating throughout. More than just a home, it offers an enviable lifestyle in

one of Clevedon's most desirable addresses. For sale with no onward chain.

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

Communal entry door with video entry phone system opens to communal hall with stairs and lift access to the second floor. Front door of Apartment 12 opens to:

#### **Hall**

Engineered oak floor, stairs to first floor, video entry receiver.

#### **Utility Cupboard**

With plumbing for washing machine and shelving for storage.

#### **Master Bedroom 20'4" x 9'4" max 7'1" min**

What an impressive master suite this is. Large windows provide a fabulous view over the Bristol Channel towards the Welsh coastline and a sliding patio door opens out to the private balcony for this suite. The bedroom has a range of built in wardrobes and drawer storage. Carpeted floor.

#### **En-Suite**

Beautifully fitted with a white Villeroy & Boch three piece suite of wall hung WC with concealed cistern, wall hung washhand basin and a king size shower cubicle with mains shower. Partially tiled Porcelanosa walls and floor, chrome ladder radiator, spotlights, extractor fan.

#### **Master Bedroom Balcony**

This balcony is a great space to take in what can only be described as a breathtaking sea view. It benefits from a bird's eye view of Clevedon's famous Grade I Listed Pier, over the channel towards the Welsh coastline and not forgetting those impressive summer sun sets. From here, there is also a lovely aspect of the communal gardens at the rear of The Heights.

#### **FIRST FLOOR**

**Landing.** Engineered oak floor.

#### **Bedroom 2 9' 8" x 9' 5" (2.94m x 2.87m)**

A second double bedroom with skylight, carpeted floor, door opens to:

#### **En-Suite for Bedroom 2**

Fitted with three piece Villeroy & Boch suite of WC with concealed cistern, washhand basin and king size shower cubicle with mains shower, Partially tiled Porcelanosa walls and floor.

#### **Cloakroom**

White Villeroy & Boch suite of wall hung WC with concealed cistern and a wall hung washhand basin. Partially tiled Porcelanosa walls and floor, chrome ladder radiator, spotlights, extractor fan.

### **Open Plan Living 26'10" max 10'1" min x 23'11" max 9'2" min**

Such an impressive entertaining space and you really do feel like you are on a cruise ship once you are sat in the seating area as the windows provide a bird's eye view over the channel towards the Welsh coastline. In the living area there is a wall hung contemporary fire with engineered oak flooring flowing through into the dining area where there is a currently a table with four chairs and this gives access to the balcony via a sliding door. Continuing further around, the kitchen will not disappoint and is fitted with a range of high gloss fronted wall and base units with granite working surfaces incorporating a double sink with mixer tap and drainer. Double electric oven, four ring induction hob with contemporary extractor hood, integrated appliances to include

dishwasher and fridge/freezer. There is access to the Viessmann gas fired combination boiler and a skylight. This has to be one of the finest rooms on the coastal part of Clevedon offering that exceptional view.

### **The Balcony**

The balcony can easily seat 2 people and like the balcony below offers an even better bird's eye view of Clevedon's pier towards Marine Lake and Poets Walk, Sand Bay and the islands of Flatholm and Steepholm, then stretching over the channel towards the Welsh coastline.

### **OUTSIDE**

From Wellington Terrace a private drive gives access to an undercover area where Apartment 12 has one allocated

parking space. There is also visitor parking and access to a lockable communal bin store. There are also the benefit of communal gardens with access from the garden to the coastal path. Additional storage in the basement may be available with permission from the management company.

### **Lease Details:**

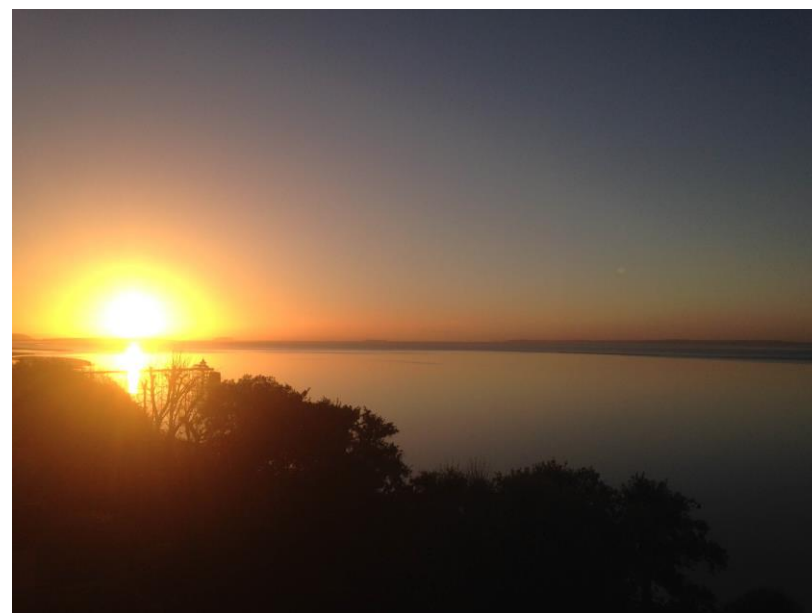
**Term:** Originally 999 years from 1st January 2016

**Management Company:** 3Sixty Real Estate

**Management Charge:** £2,616 per annum

**Ground Rent:** £294 per annum

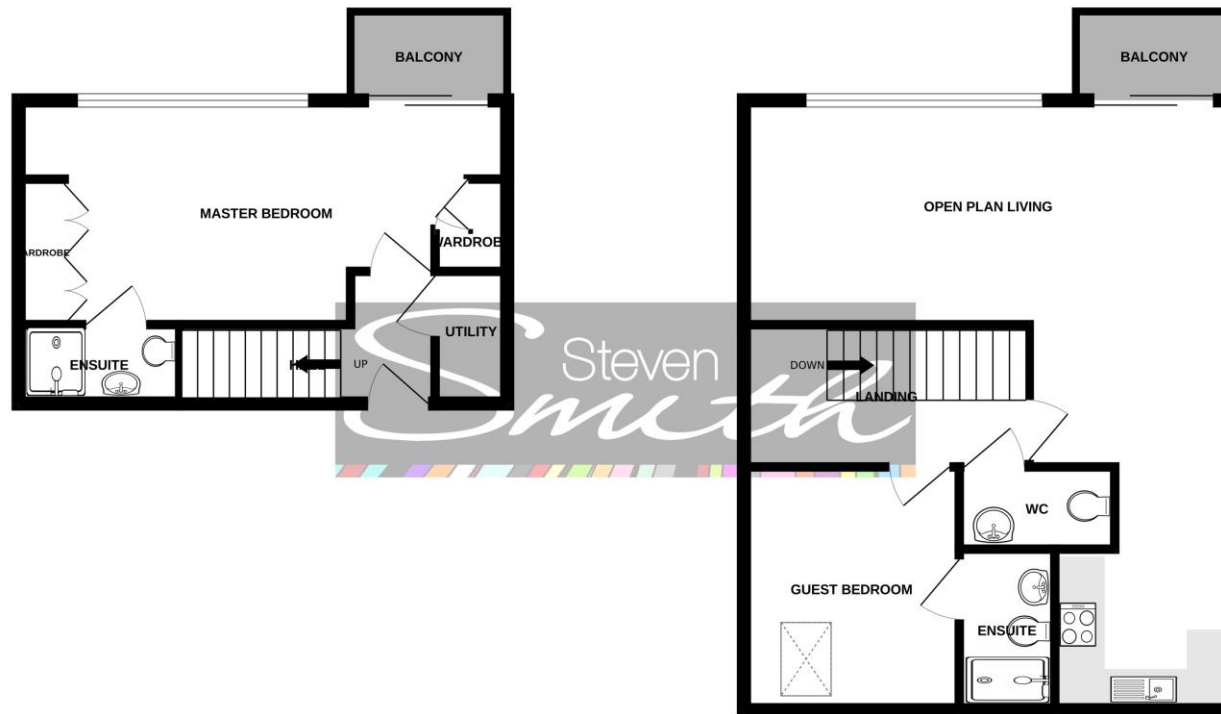
**(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).**











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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Apartment



Leasehold



2



2 Balconies



2



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EPC

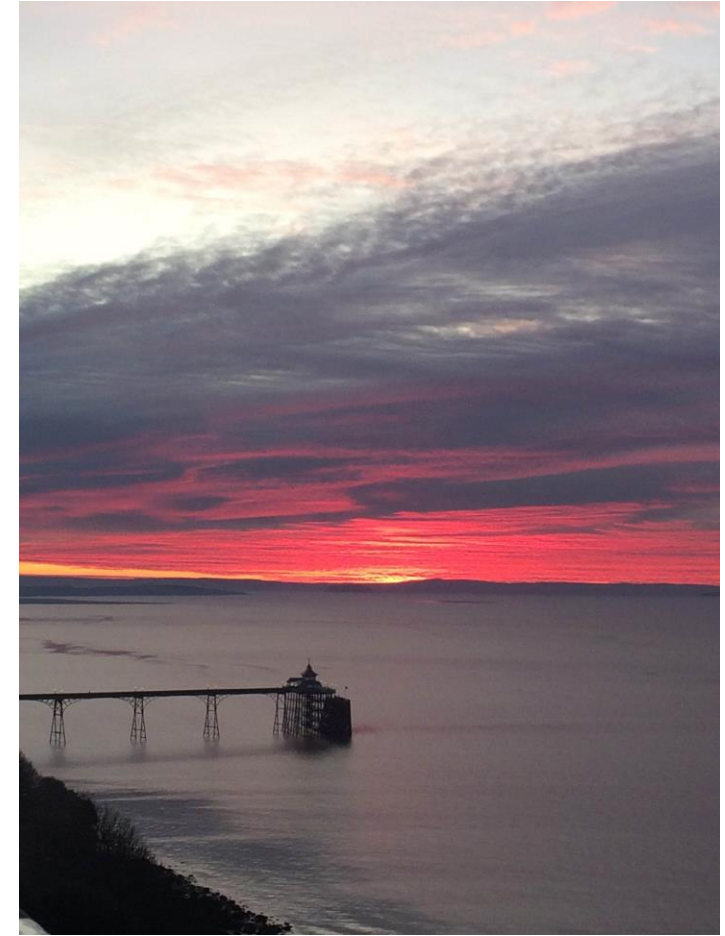
C



Gas Central Heating



Parking



#### 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

