



61B HILL ROAD

Clevedon, BS21 7PD

Price £450,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Located on the popular Hill Road of Clevedon, this beautifully presented four double bedroom flat offers an exceptional lifestyle just steps from restaurants, charming cafes, and boutique shops. With Clevedon Pier and the stunning seafront just a short walk away, this property combines coastal living with everyday convenience. Flooded with natural light, and generous living space, the lounge is bright and airy and opens out onto a large private balcony — the perfect spot to relax or entertain while enjoying the views. The spacious layout offers comfortable family living or ample room for those seeking space to work from home. A rare bonus for a property in this area, the flat also features a back garden, offering a peaceful retreat and additional outdoor space.

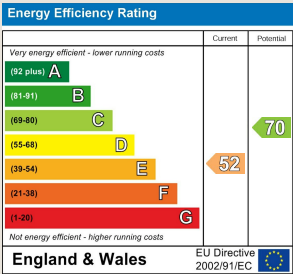
Whether you're looking for a stylish home or an investment, this flat ticks all the boxes with its unbeatable location and generous proportions.

## Situation

Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated close to the scenic sea front, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

## Local Authority

North Somerset Council Tax Band: B  
Tenure: Leasehold  
EPC Rating: E



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An elegant first floor four bedroom maisonette commanding a superb elevated position with STUNNING VIEWS across Clevedon and towards the Bristol Channel. The spacious property enjoys a FANTASTIC LOCATION within Hill Road with it's large balcony and lovely gardens and offers direct access to a wide range of boutique shopping and 5\* dining amenities and within walking distance of Clevedon Seafront and the iconic Pier. Offered to the market with the added benefit of NO ONWARD CHAIN, this is an opportunity not to be missed!

## Kitchen

10'3" x 13'6" (3.13 x 4.12)

## Dining Room

10'5" x 12'2" (3.19 x 3.72)

## Lounge

15'8" x 12'2" (4.79 x 3.71)

## Balcony

## Bedroom 1

16'6" x 12'4" (5.03 x 3.76)

## Bedroom 2

10'7" x 12'1" (3.23 x 3.70)

## Bedroom 3

10'10" x 9'7" (3.32 x 2.93)

## Bedroom 4

21'10" x 9'6" (6.67 x 2.90)

## Bathroom

7'4" x 3'10" (2.25 x 1.19)

## Lease Information

Length of lease - 999 (years) from 2002.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.
- Gas central heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









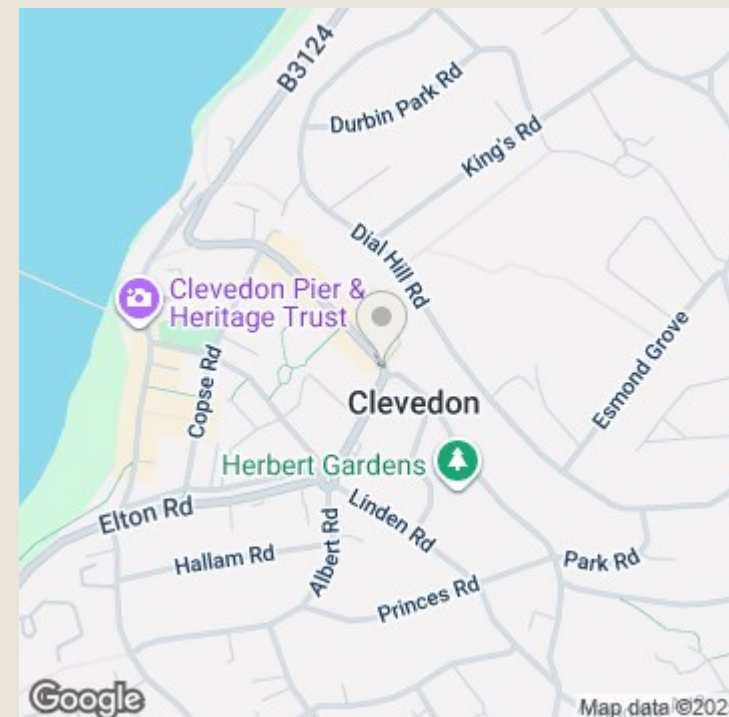












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
 Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

