



MARINE HILL HOUSE 6 MARINE HILL

Clevedon, BS21 7PW

Price £435,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the charming coastal town of Clevedon, this beautiful two double bedroom apartment at Marine Hill offers a delightful blend of comfort and stunning views. The property boasts a spacious living room, which is perfect for relaxation and entertaining, and features a lovely and private 17 foot terrace balcony that overlooks the picturesque Clevedon Sea front.

The master bedroom benefits from an en-suite bathroom. The second bedroom is also generously sized, making it ideal for guests or as a home office.

Additionally, the property comes with allocated parking, a valuable asset in this desirable location.

This apartment is a perfect choice for those seeking a serene yet convenient lifestyle. Do not miss the opportunity to make this stunning flat your new home.

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.

The local area

The local area*

0.1 miles - Hill Road

1.2 miles – Clevedon Town Centre

0.2 miles – Clevedon Pier

2.4 miles – Junction 20, M5

* Distances are approximate & sourced from Google Maps

Local Authority

Council Tax Band:

Tenure: Share of Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Set in the prestigious Marine Hill House, just a few minute's walk from Clevedon Pier and Hill Road High Street, this apartment perfectly combines coastal charm with modern convenience.

Inside, a bright and generous living area leads to a newly fitted, modern open-plan kitchen diner with built in appliances and additional storage. There is a fantastic 17 foot terrace balcony with stunning views towards Clevedon Seafront and the Severn Estuary. There are two double bedrooms, including a modern en-suite shower room the the master bedroom and stunning views from both bedrooms. Complemented by a stylish shower room also. Outside there is lovely communal Gardens and allocated private parking. The apartment is stylish and well-decorated throughout, offering a move-in ready, sophisticated home.

Communal entrance door with key code entry system leads into:-

Communal Hallway

A large entrance hall with spindled staircase leading to the first floor landing. Door into Apartment 5:-

Hallway

Spot lights, telephone intercom system, smoke alarm, radiator. Door into:-

Open Plan Living Area

15'0 × 14'0 (4.57m × 4.27m)

Built in storage cupboard housing wall mounted combination gas boiler, thermostat control, TV point, spot lights, radiator, glazed sash window to front. Opening through to kitchen. Glazed door leading to:-

Private Terrace Balcony

17'4 × 9'9 (5.28m × 2.97m)

Offering a great position to take in the stunning views and beautiful sunsets.

Kitchen/Dining Area

13'8 × 10'1 (4.17m × 3.07m)

Fitted with a range of white gloss wall and base units with pelmet lighting and Silestone work surfaces over. Inset stainless steel sink unit with central mixer tap and grooved draining board. Built in electric NEFF oven with induction hob and stainless steel extractor hood over. Integrated appliances include NEFF fridge freezer, dishwasher and washing machine. Wood effect flooring, spot lights, extractor fan, smoke alarm, glazed sash window to front aspect.

Master Bedroom

15'0 × 11'1 (4.57m × 3.38m)

A light and airy dual aspect bedroom with decorative period fireplace, TV point, spot lights, radiator, glazed sash windows to side and rear. Door into:-

En-Suite

A luxury fitted suite comprising of shower unit with mains shower over, low level WC, wall mounted vanity wash hand basin, fully tiled walls, wall mirror with lighting, spot lights, extractor fan, heated towel rail.

Bedroom Two

11'1 × 8'7 (3.38m × 2.62m)

TV point, radiator, glazed sash window to side.

Shower Room

A luxury fitted suite comprising of shower unit with mains shower over, low level WC, wall mounted vanity wash hand basin, fully tiled walls, wall mirror with lighting, spot lights, extractor fan, heated towel rail.

Communal Gardens

The communal gardens are walled and fully landscaped. Access can be made from Marine Hill and Leagroave Road where is a driveway leading to the allocated parking for each apartment, as well as a bin store and bicycle store.

PROPERTY DESCRIPTION

Parking

One allocated parking space.

Tenure

Shared Freehold with an annual Maintenance charge of £2500

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

checker.ofcom.org.uk/en-gb/broadband-coverage

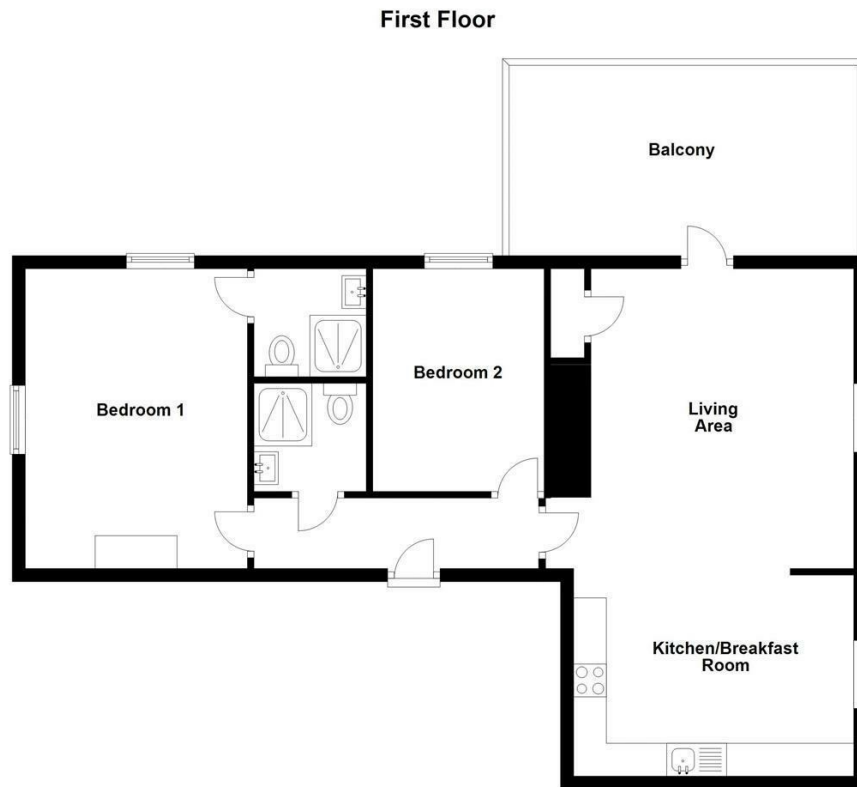
Flood Information:

flood-map-for-planning.service.gov.uk/location









SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

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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

