



Flat 1, 43 Cambridge Road, Clevedon, BS21 7DW
£395,000

Steven
Smith

Situated along one of Upper Clevedon's most prestigious, tree lined residential avenues, this exceptional ground floor apartment offers an enviable blend of coastal tranquillity and sophisticated lifestyle living.

Arriving via your own private entrance, you are greeted by an immediately impressive, wide and light filled hallway that sets a grand tone for the spacious proportions found throughout. At the heart of the home sits a stunning sitting room, a beautifully elegant space designed for effortless relaxation or entertaining guests. Culinary enthusiasts will be delighted by the expansive kitchen breakfast room, which seamlessly blends contemporary styling with a highly functional layout perfect for casual morning dining. The sleeping accommodation consists of a generous double bedroom complete with a dedicated dressing area, providing a quiet and luxurious retreat at the end of the day. Serving the home is a lovely, sleek shower room featuring premium modern finishes.

Uniquely for an apartment, the outdoor spaces are entirely your own to enjoy, offering the best of private garden living. The property proudly owns the charming front garden, creating an elegant and welcoming first impression from the roadside. To the rear, a lovely private garden laid entirely to patio offers a

beautifully low maintenance sanctuary, perfectly suited for alfresco dining, hosting summer barbecues, or relaxing in the fresh sea air.

Situated on Cambridge Road, the property benefits from a truly elite location that captures the very best of Upper Clevedon. You are only a short, picturesque stroll away from the vibrant, café culture atmosphere of Hill Road, renowned for its curated selection of independent boutiques, artisan delis and award winning restaurants. For outdoor enthusiasts, the scenic coastal paths at Ladye Bay are practically on your doorstep, alongside the historic Clevedon Pier and the iconic Clevedon Marine Lake for year round cold water swimming. Blending peaceful coastal elegance with superb local convenience, this home presents a rare opportunity to secure a highly sought-after lifestyle in North Somerset.

Accommodation (all measurements approximate)

Private front door opens to:

Porch

Quarry tiled floor, window, contemporary glazed door opens to:

Hallway

A very inviting space with high ceilings, ornate ceiling coving, high moulded skirtings.

Sitting Room 25' 0" into bay x 15' 5" (7.61m into bay x 4.70m)

A simply magnificent room with an impressive bay window looking out over the front garden and back onto Cambridge Road, second window to side, feature fireplace, high moulded skirtings, picture rail, ornate ceiling coving, central ceiling rose.

Kitchen/Breakfast Room 13' 4" x 11' 3" (4.06m x 3.43m)

Beautifully fitted with a comprehensive range of wall and base units with granite effect work surfaces incorporating a ceramic sink with mixer tap, plumbing for washing machine, electric oven with four ring induction hob and contemporary extractor hood. Integrated fridge/freezer, breakfast bar, tiled floor, contemporary glazed door to rear, picture rail, ceiling coving.

The Bedroom 19' 4" x 15' 9" (5.89m x 4.80m)

A real boutique bedroom. The measurements include a bespoke dressing area with a range of built in wardrobes and a dressing table forming part of the headboard for the king size bed. Two windows looking out over the front garden with plantation shutters, high moulded skirtings, picture rail, ornate ceiling coving.

Shower Room

Exquisitely fitted with a three piece suite of WC, circular sink set onto floating vanity unit with drawer storage below, king size shower cubicle with mains shower and contemporary glass screen, partially tiled walls and floor, ladder radiator, obscure window, spotlights, extractor fan.

Storage Cupboard

A very useful space which is ideal for coats, shoes etc.

OUTSIDE

From Cambridge Road a driveway provides off road parking and gives access to the allocated space for Flat 1. The front garden is owned by Flat 1 and consists of an area of lawn with a central feature and a fine array of established shrubs and trees to borders. Continuing past the front door gives access to the rear of the property where Flat 1 has it's own garden space. Three steps rise and give access to the garden which is laid to patio, for ease of maintenance, there are two garden sheds and established trees. These gardens offer a great amount of privacy and also have the added advantage of being predominantly south facing.

Lease Details:

Term: Originally 999 years from 1 January 1978

Management Company: Staddons

Management Charge: £132 per calendar month

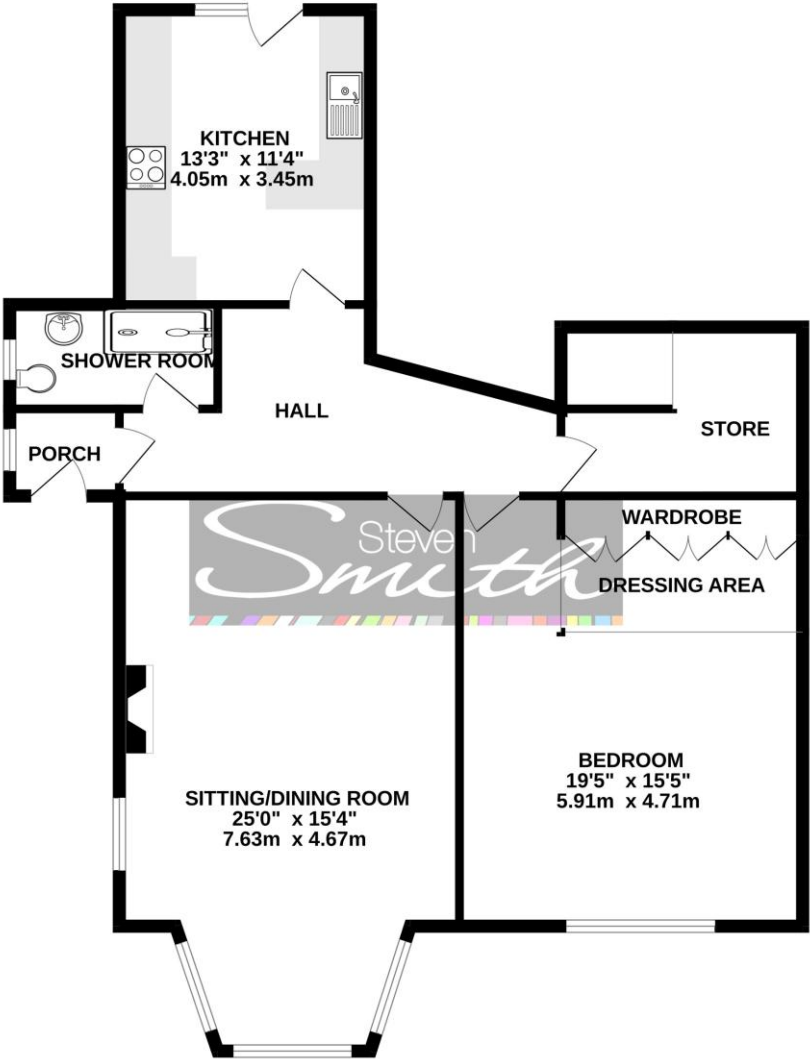
Ground Rent: Not applicable

(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).





GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.

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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Garden Flat



Leasehold



1



Garden



1



B



1

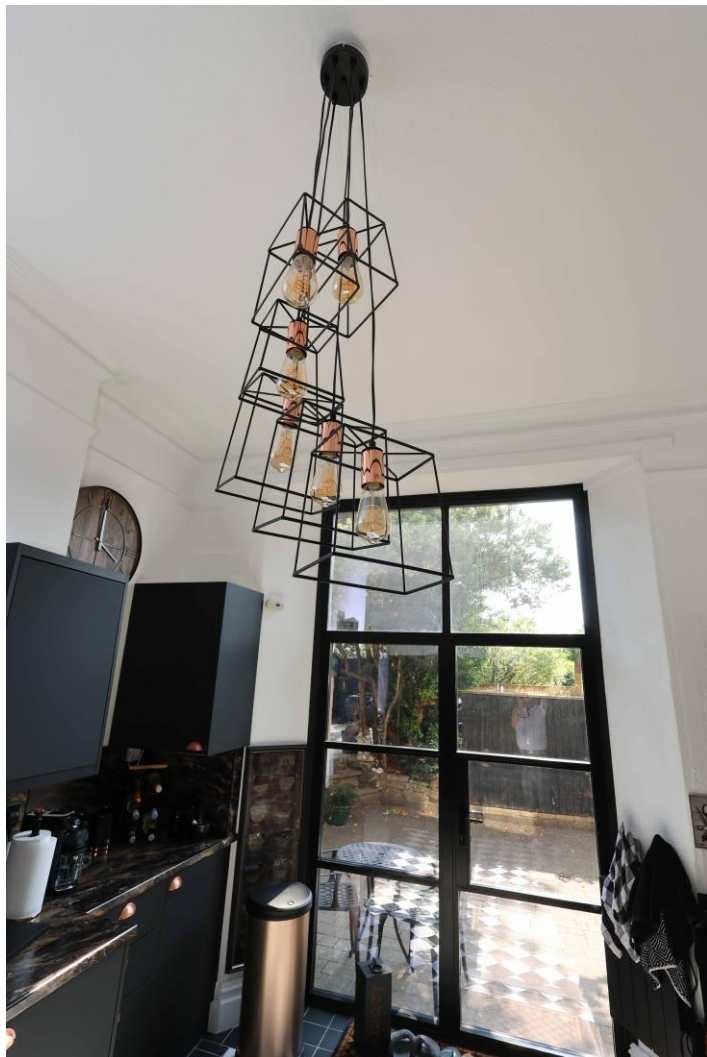
EPC D



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.

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