

Flat 1 Albion House, 7 The Beach, Clevedon, BS21 7QU

£225,000

Steven Smith

Proudly positioned in a prime Sea Front location, Albion House is a charming Grade II listed period property, sympathetically converted into elegant apartments in more recent years. Offering uninterrupted views over Clevedon's Victorian Sea Front, iconic pier and the Bristol Channel with the Welsh hills beyond, there surely cannot be a more perfect place for those searching for a coastal home. Apartment 1 is conveniently situated at ground floor level and boasts many additional features including its own private courtyard style garden to the rear and sizeable cellar storage. The accommodation itself is light and spacious with well proportioned rooms, beautifully presented throughout. Comprising gracious sitting room with bay window providing those all important coastal views, archway into the dining area, fitted kitchen with access onto the garden, modern shower room, master bedroom with the same fantastic outlook and a useful second bedroom. Outside, the pretty courtyard garden offers great privacy and is the ideal place to enjoy a morning coffee whilst the additional cellar area is perfect for storing those larger items, garden tools and leisure equipment. Perfectly situated within a short stroll of cafes, restaurants and independent shops and boutiques and, of course, Clevedon's glorious promenade and marine lake, this property presents an opportunity not to be missed. Sold with the benefit of no onward chain.

Accommodation (all measurements approximate)

GROUND FLOOR
Communal front door into communal hall. Front door to Flat 1 opens to:

Hall

Open Plan Living Area

Lounge 13' 10" x 12' 11" (4.21m x 3.93m)
Bay window with incredible views to the Bristol Channel, Pier and the Welsh coastline. Ceiling cornicing, central ceiling rose, feature mantle piece with black granite hearth. Opening from the lounge feature arch to:

Dining Room 12' 3" x 10' 6" (3.73m x 3.20m)

Kitchen 10' 0" x 9' 0" (3.05m x 2.74m)
Fitted with base and eye level units with worktops, stainless steel sink, Integrated gas oven and four ring gas stove, space for dishwasher, space for fridge/freezer, tiled effect flooring, two windows, boiler, door to garden.

Bedroom 1 13' 10" x 13' 0" (4.21m x 3.96m)
A lovely square room, bay window with incredible views to the Bristol Channel, Pier and the Welsh coastline.

Bedroom 2 9' 10" x 8' 9" (2.99m x 2.66m)
Wardrobes, sash window.

Shower Room
Suite of WC and sink with countertop and below storage, shower cubicle with electric shower over. Two obscure windows.

Courtyard Garden
A predominantly south facing courtyard garden which is private and laid to patio.

Cellar
The cellar is split into two parts. This is a great storage space but has restricted head height.
Cellar 1 15' 6" x 12' 11" (4.72m x 3.93m)
Cellar 2 15' 7" x 12' 7" (4.75m x 3.83m)

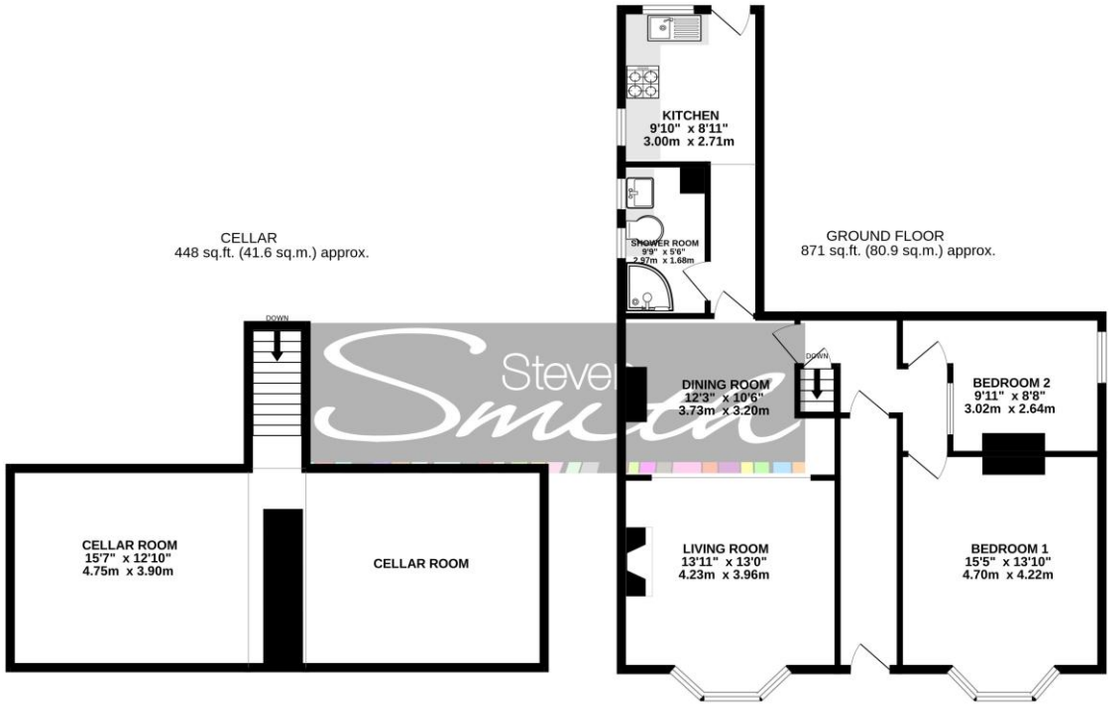
Lease Details:
Originally 999 years from 2 September 1975

Management Company: Albion House (Management Company Limited

Management Charge: £150 pcm

Ground rent: N/A

(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).



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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- Flat
- Leasehold
- 2
- Courtyard Garden
- 1
- B
- 2
- Gas Central Heating
- Parking








Health & Safety Statement
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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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