

## Hill Avenue, Victoria Park, BS3

£475,000

3 2 1



A truly unique three-bedroom home set within an exceptional converted church, directly overlooking Victoria Park and defined by a spectacular vaulted living space. Positioned in one of BS3's most desirable locations, this design-led home sits directly opposite Victoria Park, offering immediate access to open green space in the heart of the city. The park feels like a natural extension of the home itself – perfect for relaxed weekends, evening walks, and summer days spent outdoors. The south-facing aspect ensures the property is filled with natural light throughout the day, while also maximising the benefit of the solar panels. Internally, the home is arranged in a thoughtfully designed “upside-down” layout, which works exceptionally well. The

145-147 East Street, Bedminster, Bristol, BS3 4EJ

ground floor comprises three well-proportioned bedrooms and two bathrooms, including an ensuite, creating a calm and practical separation between living and sleeping spaces.

## Key Features

- Striking Converted Church Home
- Three Bedrooms
- Spectacular Open Plan Living Space
- Overlooking Victoria Park
- Secure Bike Storage
- Allocated Off Street Parking
- Two Bathrooms (Including Ensuite)
- Vaulted Ceilings With Original Beams
- Private Courtyard Garden
- Solar Panels

