



Flat 1 Walton Lodge, 27 Castle Road, Clevedon, BS21 7DA
£269,000

Steven
Smith



This exceptional ground floor apartment offers a rare blend of Victorian grandeur and sophisticated modern living in the highly coveted neighbourhood of Upper Clevedon. Forming part of a magnificent period residence, the property makes a striking first impression with its grand communal entrance and elegant hallway that sets a tone of historic charm. Step inside to discover a beautifully balanced interior, centered around a bright and welcoming lounge diner. This impressive living space serves as the heart of the home, featuring a door that opens directly onto your own private, south facing garden. This sunny outdoor sanctuary is perfect for alfresco dining, morning coffees, or simply unwinding in the fresh air, while the wider development also grants access to beautifully maintained communal grounds. Designed for both relaxation and functionality, the accommodation includes a separate kitchen and a generous double bedroom. This bedroom offers a unique architectural twist with characterful steps leading up to a versatile mezzanine level, creating the perfect tucked away home study or reading snug. A contemporary shower room completes the internal layout. Beyond the apartment itself, the lifestyle appeal of Upper Clevedon is unmatched. Residents enjoy a peaceful, elevated setting just a short stroll from the chic boutiques, independent cafes, and

acclaimed restaurants of Hill Road, as well as the breathtaking coastal walks along the nearby sea front. Combining the ultimate convenience of an allocated parking space with the benefit of no onward chain, this property presents an idyllic lifestyle opportunity for first time buyers, downsizers, or those seeking a stylish coastal retreat.

Accommodation (all measurements approximate)

Impressive communal entry door with telephone entry system opens to the communal hall giving access to the front door of Flat 1. Front door opens to:

Hall

Access to loft space and a storage cupboard.

Lounge/Diner 17' 7" into bay x 17' 0" (5.36m into bay x 5.18m)

An impressive room with high ceilings, a bay window with a door gives access to the private garden of Flat 1. High moulded skirtings, dado rail, picture rail, ornate ceiling coving, central ceiling rose. Door opens to:

Kitchen 10' 6" x 9' 10" (3.20m x 2.99m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for dishwasher and washing machine, electric cooker point with concealed extractor hood, space for

fridge/freezer. Tiled splashbacks, tiled effect floor, window, access to the Worcester gas fired combination boiler.

Double Bedroom 18' 0" x 12' 6" (5.48m x 3.81m)

Measurements include built in wardrobes and the staircase rising to the mezzanine area. High moulded skirtings, ornate ceiling coving, central ceiling rose, window looking out to the private garden. Steps rise and give access to the:

Mezzanine 12' 6" x 6' 9" (3.81m x 2.06m)

This is a very useful space and could be used as a seating/study area and also has the window from the double bedroom looking out over the private garden.

Shower Room

Fitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, king size shower cubicle, partially tiled walls, shaving point.

OUTSIDE

From Castle Road an impressive pillared entrance gives access to the driveway of Walton Lodge and to the left hand side there is visitor parking. The driveway extends up to the front of the property giving access to the allocated parking space for Flat 1.

The Garden

The garden is accessed via the lounge/diner and is exclusive to Flat 1. It is laid to patio and stone chippings and has an array of established shrubs and small trees to borders. The gardens also have the advantage of being south westerly facing and offer a good amount of privacy. From here steps descend to the communal garden for the property which is laid to an area of level lawn, again stocked beautifully with established shrubs and trees. This can be used by all of the owners of Walton Lodge. There is a communal elevated rear garden partly laid to lawn with space to sit, and optional provision for the owner of each flat to have their own plot to grow fruit and or vegetables.



Cellar - which offers both communal storage and a large lockable area

Lease Details:

Term: Originally 999 years from 1 January 1981

Management Company: Walton Lodge Management Company

Management Charge: £120 per month

Ground Rent: TBC

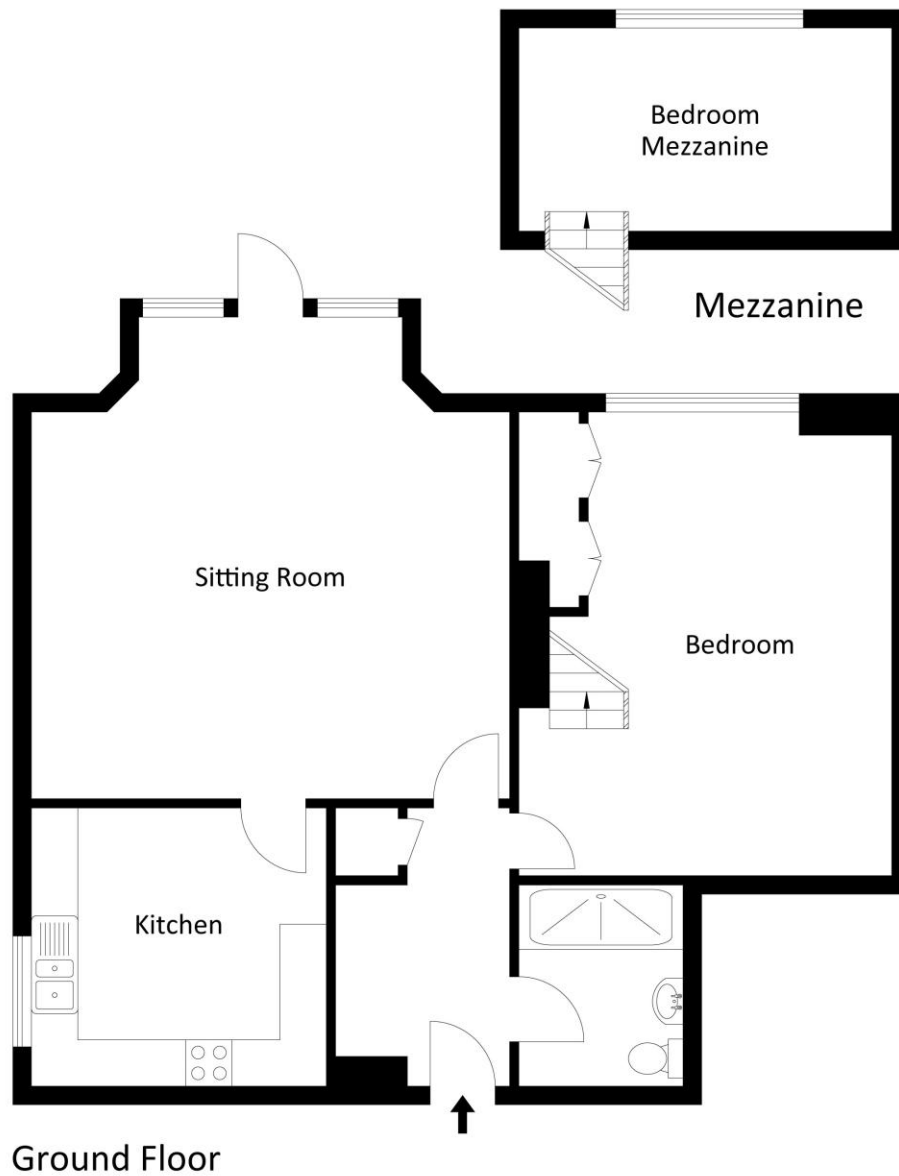
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





Walton Lodge Court, 27 Castle Road, Clevedon BS21 7DA

Approx. Area 800.7 Sq.Ft - 74.40 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Flat



Leasehold



1



Private 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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