



CLEVEDON ROAD, SEAFRONT

ASKING PRICE OF £1,000,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- SEAFRONT LOCATION
- EXCELLENT OPPORTUNITY
- FOURTEEN BEDROOMS
- GATED CAR PARK
- FREEHOLD PROPERTY

2 CLEVEDON ROAD, BS23 1DG



Offered with no onward chain, a gated car park and a garage, this substantial former hotel presents a rare opportunity for those looking for a property with genuine scale, versatility and scope. Currently registered as a mixed use building and extending to approximately 6,081.61 sq ft, the property has most recently been utilised as a residential education centre and offers a particularly interesting proposition for a variety of potential purchasers.

The main building currently provides ten bedrooms, with potential for further accommodation if required, all bar one of which benefit from well presented ensuite shower rooms. Four of the bedrooms also enjoy views towards the sea. The existing layout provides three reception rooms, along with two kitchens which have been created to accommodate the building as a whole. A useful laundry room is also located on the ground floor, whilst access to the basement provides further storage opportunities.

To the rear of the property are four self contained apartments, each providing its own kitchen and shower room and offering further flexibility within the overall building.

Externally, the plot is secured by metal fencing and gates, with the original stone wall retained alongside this. The front of the property features a lawned garden with views towards the Tropicana and seafront, whilst to the rear there is gated parking for several vehicles together with a single garage.

Given the nature and previous use of the building, compliance and relevant regulations have been adhered to for several years, with paperwork relating to more specific queries available upon request.

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For an investor, the existing scale and configuration provide considerable scope to explore its potential, whilst for those considering a substantial residential property, the size and flexibility of the accommodation offer plenty of possibilities, subject to any necessary consents.

A property of this size, position and existing configuration rarely comes to the market and warrants closer inspection.

LOCATION

The property occupies an exceptional seafront position in Weston-super-Mare, directly overlooking the promenade and with the Tropicana immediately opposite.



Council Tax:
Band B
Local Authority:
North Somerset District Council

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This puts the property right at the heart of one of Weston's most recognisable stretches of seafront, with the beach, promenade and open views all on the doorstep.

The location also provides convenient access into the town centre, with its wide range of shops, cafés, restaurants, bars and everyday amenities all within easy reach. The surrounding Southward area is home to a mix of substantial period properties, guest houses and residential buildings, reflecting the established character of this part of Weston.

Total Floor Area:
6,082 sq ft / 565 sq m

Viewings:
By prior appointment with the agent

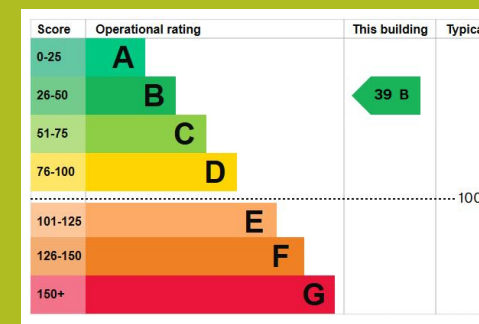
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For those looking for a property with a genuine seafront setting, the position is difficult to replicate, while the proximity to the town centre and wider transport links adds to its practicality. With the promenade literally on the doorstep and the Tropicana directly opposite, this is a location which offers something rather different from the usual Weston-super-Mare property.



Directions:

Directly opposite the Tropicana on
Beach Road



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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