



THE HEIGHTS, APARTMENT 6, WELLINGTON TERRACE, CLEVEDON, BS21 7FY

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CLEVEDON, BS21 7FY

DESCRIPTION

Apartment 6 is an exceptional coastal residence occupying a privileged position overlooking the Bristol Channel, with far-reaching views towards Clevedon Pier, the Welsh coastline and the islands of Flat Holm and Steep Holm.

Approached via its own private entrance, the apartment has been finished with a strong emphasis on light, proportion and contemporary design. Engineered oak flooring flows through to an impressive open-plan living, dining and kitchen space, where full-height glazing draws the coastal outlook into the heart of the home.

French doors open onto a private glass-fronted balcony, creating a wonderful setting from which to enjoy the changing light, sea views and spectacular west-facing sunsets.

The sleek contemporary kitchen features Silestone work surfaces, high-gloss cabinetry and an extensive range of integrated appliances, complemented by a separate utility room.

The principal bedroom is particularly impressive, with floor-to-ceiling glazing framing the sea views and a beautifully appointed en suite. A generous second double bedroom also benefits from its own en suite, while a further bathroom completes the accommodation.

Outside, landscaped communal gardens provide an attractive setting and lead towards the coastal path between Clevedon and Portishead. The apartment also benefits from allocated parking and additional private storage.

Combining understated luxury, exceptional views and one of Clevedon's most desirable coastal positions, Apartment 6 represents a rare opportunity to acquire a highly refined waterfront home.

****No onward chain.****

LOCATION

Occupying an elevated position on Wellington Terrace, the property commands sweeping views across the Bristol Channel towards the Welsh hills. Clevedon is one of the area's most sought-after coastal towns, celebrated for its Victorian architecture, Grade I listed pier, Marine Lake and attractive seafront.

The independent shops, cafés, restaurants and wine bars of Hill Road and Alexandra Road are a short walk away, while Portishead and Bristol are both within easy reach. A particularly appealing setting, combining coastal character, far-reaching views and excellent connectivity for Portishead and Bristol.

ALLOCATED PARKING

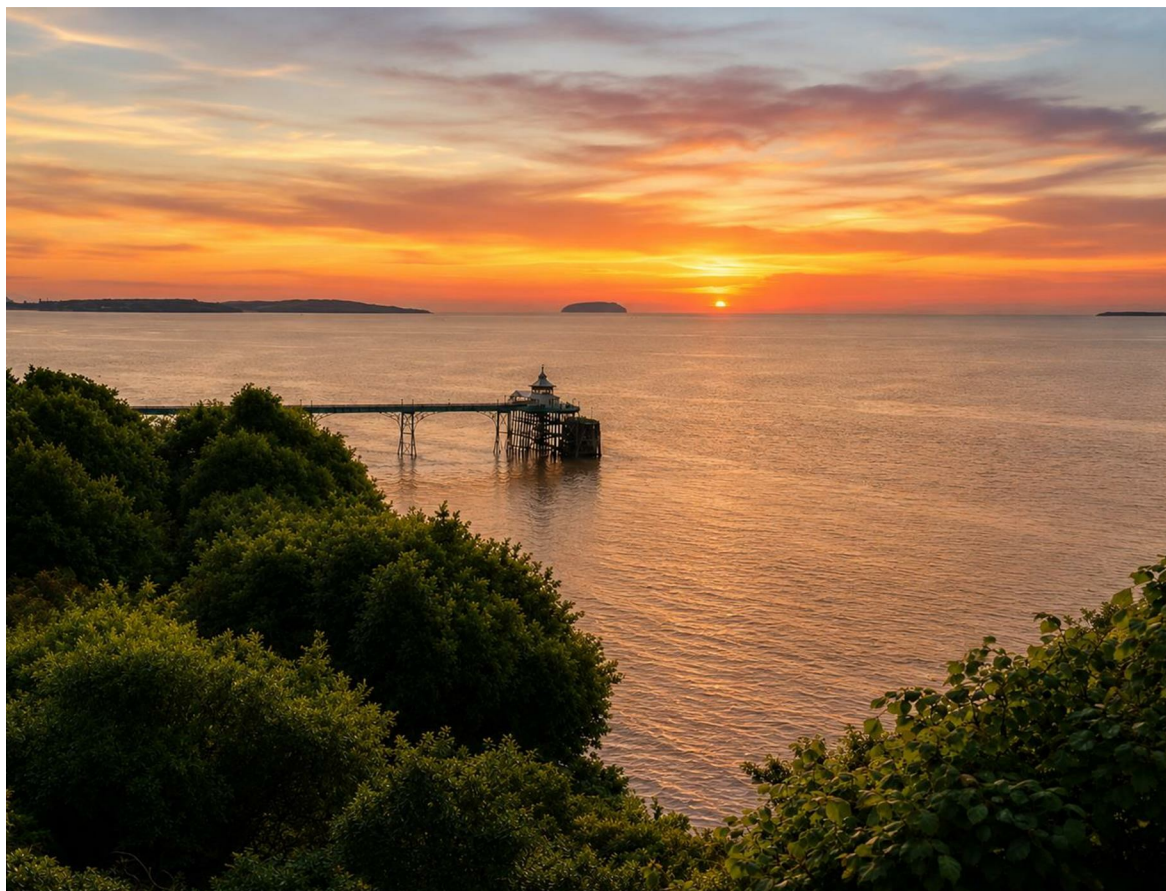
The apartment benefits from an allocated parking space clearly marked No. 6, positioned almost directly outside the property, providing exceptional convenience.

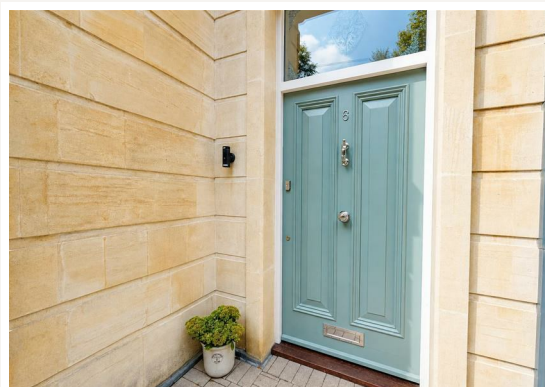
COMMUNAL GARDENS

The beautifully maintained communal gardens are a particular feature of the development. Expansive rolling lawns gently descend towards a post-and-rail fence, beyond which the coastal path runs between Clevedon and Portishead. The combination of landscaped grounds, open coastal views and immediate access to the shoreline creates a wonderfully tranquil setting.

AGENTS NOTES

Tenure: Leasehold – 999 years from 1st January 2016, Management Fee: £2,753.84 per annum (£229.41 pcm)
Ground Rent: £281.54 per annum. Council Tax: Band D – North Somerset Council. EPC: C – valid until August 2036.
Services: Mains electricity, gas, water and drainage. Parking: Allocated parking space No. 6. Heating: Underfloor heating throughout. Outside: Private balcony and communal gardens adjoining the coastal path





FLOORPLAN

GOODMAN & LILLEY
BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON

9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilley.co.uk

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

CLEVEDON

28 Hill Road
Clevedon
North Somerset
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES

0117 213 0151
LNH@goodmanlilley.co.uk

LETTINGS

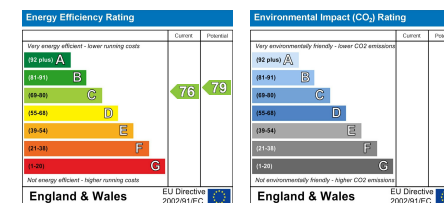
01275 299010
lettings@goodmanlilley.co.uk

2 Bedrooms
Tenure - Leasehold

1 Reception Rooms
Total 1025.60 sq ft

3 Bathrooms
Council tax band - C

- Spectacular panoramic views across the Bristol Channel
- Private balcony overlooking the estuary and towards Clevedon Pier
- High-specification NEFF kitchen with integrated appliances
- Private entrance and allocated parking space
- Exceptional open-plan kitchen, dining and living space
- Two generous double bedrooms, both with en-suite shower rooms
- Close proximity to Hill Road & Alexandra Road amenities
- Landscaped communal gardens with direct access to the coastal path



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm