



First Floor Flat, Beresford House, 1 Clifton Hill
Guide Price £675,000

RICHARD
HARDING

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Clifton, Bristol, BS8 1BN

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A bright, exceedingly spacious and south facing, 3 bedroom, first floor apartment, of circa 1,335 sq. ft., set within an elegant grade II listed semi-detached Georgian period building abutting Birdcage Walk in Clifton Village, having bay fronted sitting/dining room (22ft x 16ft), separate kitchen, study off communal stairwell and lovely far reaching views.

Key Features

- Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away.
- **Accommodation:** reception hall, bay fronted sitting/dining room (22ft x 16ft), separate kitchen, two double bedrooms, single bedroom, family bath/shower room. Study located off the communal stairwell (14ft x 9ft).
- The apartment enjoys an elevated position with beautiful open sylvan outlook and views across the city towards Dundry.
- Located within the Clifton Village Residents Parking Scheme.
- Without question an undeniably rare find in a highly prized location central to Clifton Village.
- To be sold with no onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: from the pavement, there are impressive Bath stone gate pillars with double opening wrought iron gates opening onto a stone paved pathway leading to the front entrance. Bath stone pilaster with telecom entry system and solid wood panelled front door with arched fanlight, opening to:-

COMMUNAL ENTRANCE VESTIBULE: stone flagged flooring, double opening meter cupboard, ornate moulded cornicing, tall moulded skirtings, ceiling light point. Part multi-paned wood panelled door with side panels and overlights, opening to:-

COMMUNAL RECEPTION HALL: inlaid entrance mat, tall moulded skirtings, ornate moulded cornicing, ornate centre ceiling archway, elegant turning staircase ascending to the first floor with mahogany handrail and ornately carved spindles. Panelled door with moulded architraves, opening to:-

RECEPTION HALL: (11'3" decreasing to 5'7" x 9'1") (3.43m/1.70m x 2.77m) engineered oak flooring, tall moulded skirtings, ornate central ceiling arch, simple moulded cornicing, wall mounted telecom entry system, useful floor to ceiling cupboards with space and plumbing for washing machine, ceiling light point. Four-panelled doors with moulded architraves, opening to:-

SITTING ROOM: (22'8" x 16'1") (6.90m x 4.90m) an opulent principal reception room having virtually full width bay window to the front elevation comprising three multi-paned sash windows with beautiful sylvan views that stretch to the city towards Dundry. Central period fireplace with inset wood burning stove upon a Carrera marble hearth with ornate Carrera marble mantelpiece. Recesses to either side of the chimney breast which both have arched recesses. Engineered oak flooring, tall moulded skirtings, picture rail, moulded cornicing, four wall light points, ceiling light point, two radiators. Four-panelled door with moulded architraves, opening to:-

KITCHEN: (15'0" x 8'4") (4.56m x 2.54m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, glazed display cabinets, shelving and plate rack. Roll edged wooden worktop surfaces with bevelled edge splashback tiling and LED pelmet lighting. Ceramic sink with draining board to side and mixer tap over. Integral Rangemaster with double electric oven, grill and 5 ring gas hob having extractor fan over. Integral tall fridge/freezer and integral dishwasher. Engineered oak flooring, moulded skirtings, vertical column style radiator, simple moulded cornicing, tall multi-paned sash window to the rear elevation with working shutters and radiator below, ceiling light point.





BEDROOM 1: (16'1" x 15'8") (4.91m x 4.77m) a pair of sash windows to the front elevation with window seats and working shutters having beautiful sylvan views including across the city towards Dundry. Chimney breast with recesses to either side (both with built-in wardrobes and one with cupboards above). Moulded skirtings, picture rail, simple moulded cornicing, ceiling light point.

BEDROOM 2: (15'2" x 13'8") (4.63m x 4.17m) a pair of multi-paned sash windows to the rear elevation with working shutters. Central period fireplace with cast iron surround, decorative tiled slips, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast (one with built-in cupboard that has shelving), moulded skirtings, simple moulded cornicing, radiator, ceiling light point.

BEDROOM 3: (11'4" x 5'10") (3.46m x 1.77m) multi-paned arched sash window having working shutters and window seat with sylvan views across the city towards Dundry. Engineered oak flooring, tall moulded skirtings, base level cupboard, radiator, simple moulded cornicing, ceiling light point.

FAMILY BATH/SHOWER/WC: (10'11" x 6'0") (3.33m x 1.83m) freestanding roll top bath with mixer tap and telephone style shower attachment. Shower cubicle with sliding glass door and side panels, roll edged tiled surround, wall mounted unit and handheld shower attachment. Pedestal wash hand basin with mixer tap and bevelled edge splashback tiles, low level wc. Exposed wooden floorboards, tall moulded skirtings, heated towel rail/radiator, simple moulded cornicing, wall light points, ceiling light point, additional radiator, multi-paned sash window to the rear elevation.

STUDY: (14'1" x 9'9") (4.28m x 2.97m) located off the communal stairwell and therefore separated from the apartment. Dual aspect with sash windows to either side (additional raised height window to one side), moulded skirtings, ceiling light point.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 28 April 2003. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is not a monthly service charge and that the owners contribute when a payment is due. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



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Approximate Gross Internal Area = 124.26 sq m / 1337.52 sq ft
(Excluding Communal Area)



DoM: 29/07/25 – £735,000
PRED: 19/08/25 - £675,000
SSTC: 13/08/25 - £675,000
EXCH: 05/12/25 - "
COMP: 27/02/26 - "

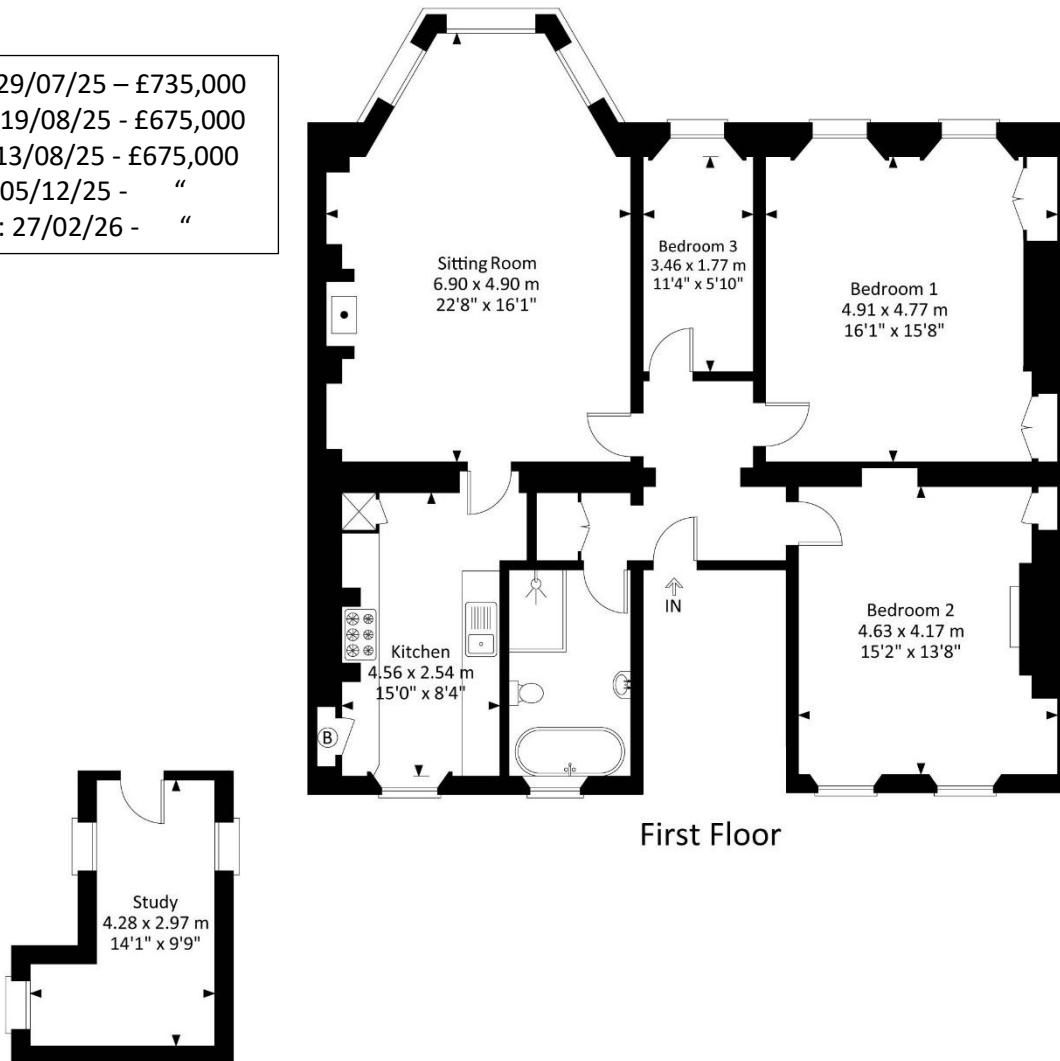


Illustration for identification purposes only, measurements and approximate, not to scale.