GOODMAN & LILLEY

FLAT 3, 15 THE AVENUE, CLEVEDON, BS21 7EB

FLAT 3, 15 THE AVENUE

CLEVEDON, BS21 7EB

SUMMARY

Accessed through an inviting, classical, and private central doorway exclusively for this residence, this elegant ground floor apartment forms part of a beautiful and well-maintained period building, immediately impressing with its charm and refinement. Retaining a wealth of original features, the property is defined by its notably high ceilings, creating a wonderful sense of space and light throughout.

A practical entrance porch provides ideal storage for coats and shoes, leading into a large and welcoming hallway that sets the tone for the accommodation beyond. The principal bedroom is a particularly striking space, featuring a generous bay window that floods the room with natural light, and is complemented by a private ensuite with wash basin and WC. A second well-proportioned double bedroom offers flexibility for guests, family, or home working.

The living accommodation is both stylish and comfortable, with a lovely lounge that flows seamlessly into a compact yet well-appointed kitchen, thoughtfully designed to maximise storage and functionality.

Completing the interior, the main bathroom is fitted to a high standard and features both a walk-in shower and freestanding bath, alongside a wash basin and WC, offering practicality with a touch of everyday luxury.

Externally, the property further benefits from an allocated parking space and a private patio seating area adjacent to the flat, perfect for enjoying a morning coffee or relaxing outdoors, enhancing both convenience and lifestyle appeal. Further parking is available to residents & guests to the rear of the property, as well as a large communal garden.

Altogether, this is a beautifully presented home that effortlessly combines period elegance with modern comfort, set within an attractive and carefully maintained building.

This turn-key property has the appeal and versatility to suit downsizers, first time buyers or those looking for a bolt hole. Viewing is highly recommended.

LOCATION

Set within one of North Somerset's most desirable and prestigious coastal enclaves, 15 The Avenue enjoys an exceptional position in Clevedon; a town celebrated for its elegant Victorian architecture, refined character, and enviable seaside setting. With glimpses of the Bristol Channel and the ever-changing coastal outlook close at hand, the location offers a rare sense of peace and tranquillity, where scenic walks along the seafront and open skies become part of everyday life.

Clevedon is renowned for its iconic pier and beautifully maintained promenade, providing a picturesque backdrop to this distinguished setting, while the surrounding area is characterised by quiet, tree-lined avenues and an established, highly regarded residential atmosphere. The result is a location that feels both exclusive and welcoming, perfectly suited to those seeking a relaxed yet sophisticated coastal lifestyle.

Despite its serene appeal, connectivity remains excellent. The nearby M5 (Junction 20) offers swift access to Bristol and the wider motorway network, while the coastal town of Portishead is just a short drive away, providing further marina-side dining, leisure, and retail opportunities. Mainline rail services from Yatton ensure convenient links to Bristol, London and beyond, making this an ideal choice for commuters.

Closer to home, Clevedon's vibrant Hill Road and Alexandra Road provide an array of independent boutiques, artisan cafés, and well-regarded restaurants, adding to the town's distinctive charm and sense of community.

Altogether, this is a truly exceptional location that seamlessly combines coastal beauty, everyday convenience, and understated prestige, offering the very best of refined seaside living.

ADDITIONAL INFORMATION

Tenure; Leasehold Lease - 999 Years from 01/01/92
Service charges- £80 per month
Council Tax Band- B (North Somerset Council)
EPC- E
Service- Mains Gas, Electric, Water & Drainage

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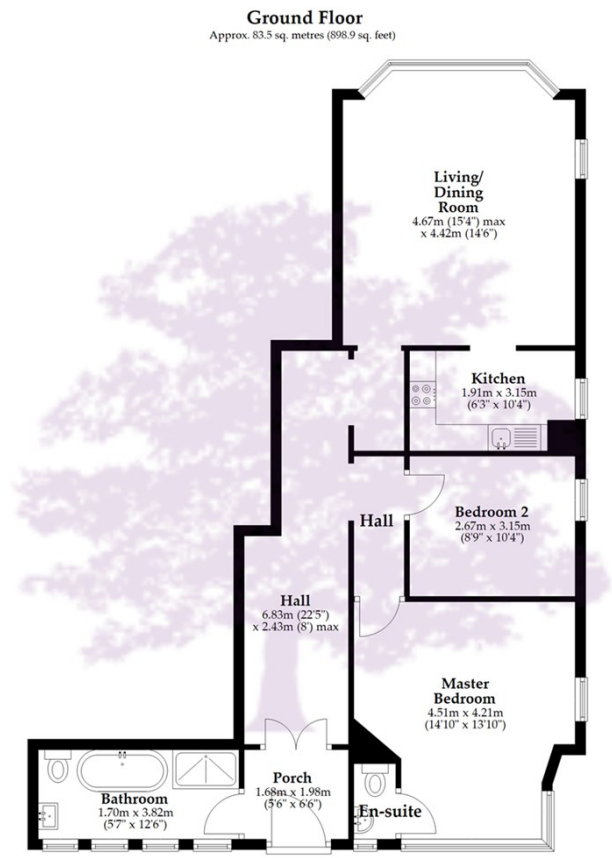
FLOORPLAN



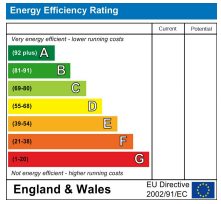
Total area: approx. 83.5 sq. metres (898.9 sq. feet)

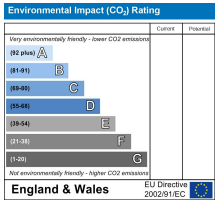
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

2 Bedrooms
Tenure - Share of Freehold

1 Reception Rooms
Total 915.00 sq ft

2 Bathrooms
Council tax band - B





GOODMAN & LILLEY

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