



Flat 12 St Ediths, 30 Dial Hill Road, Clevedon, BS21 7HL
£329,950

Steven
Smith

Perched high on Clevedon's prestigious Dial Hill Road, this stunning apartment in the iconic St Edith's offers the ultimate in refined coastal living.

Inside this striking Grade II listed Victorian Gothic landmark, the home beautifully pairs historic grandeur with effortless modern luxury. Soaring ceilings and massive windows flood the entire space with natural light, creating an instantly uplifting ambience.

The undisputed crown jewel of the home is the spacious lounge and dining room. Here, a magnificent bay window frames absolutely breathtaking, panoramic views that stretch out over the rooftops of Clevedon and sweep across the glistening Severn Estuary toward the Welsh coastline, a spectacular, ever changing backdrop for everyday living and elegant entertaining. Flowing naturally from the living space is a sleek, well appointed kitchen. Both bedrooms are generously proportioned doubles that share the same sense of space and elegance, served by a stylish, contemporary bathroom.

Fully restored slimline double glazed windows and gas central heating ensure year round warmth, while private loft space and a rare secure garage add exceptional everyday practicality.

This premier address places you just moments from boutique shops, independent cafés, the historic Curzon Cinema and the vibrant Victorian seafront promenade. For sale with no onward chain.

Accommodation (all measurements approximate)

Communal door with telephone entry system opens to communal hall with stairs to first floor and giving access to the front door of Flat 12. Front door opens to:

Hall

Access to loft space, storage cupboard, telephone entry receiver.

Lounge/Diner 17' 11" x 13' 9" (5.46m x 4.19m)

A spectacular sash window provides an outstanding view over Mid Clevedon towards the islands of Flatholm and Steepholm, Sand Bay, the Welsh coastline, Marine Lake and towards Poets Walk. To the left hand side there are lovely views back across the town towards the Mendips. Picture rail.

Kitchen 9' 7" x 8' 0" (2.92m x 2.44m)

Fitted with a range of wall and base units with butchers block work surface incorporating a stainless steel sink with mixer tap, electric cooker point with concealed extractor hood, plumbing for

slimline dishwasher and washing machine space for fridge/freezer, access to the Worcester gas fired combination boiler, sash window providing channel glimpses towards the Welsh coastline, tiled splashbacks, tiled effect floor.

Bedroom 1 15' 3" x 11' 1" (4.64m x 3.38m)

A lovely double bedroom with two sash windows to rear providing glimpses towards Clevedon's cricket ground, picture rail.

Bedroom 2 11' 5" x 8' 3" (3.48m x 2.51m)

Window to side, picture rail.

Bathroom

Beautifully fitted with a three piece suite of WC, washhand basin set into vanity unit with storage below, shower bath with mains shower and glass shower screen door, metro tiling to walls, ladder radiator, shelving for towels etc, spotlights, extractor fan.

OUTSIDE

From Dial Hill Road the original stone pillared entrance gives access to the shared drive which leads to the rear of the building where Flat 12 has its own allocated garage. There is then access to the communal front door leading to the flat.



Lease Details:

Term: Originally 999 years from 6 December 1978

Management Company: DNA property Management Services

Management Charge: £142.00 per month

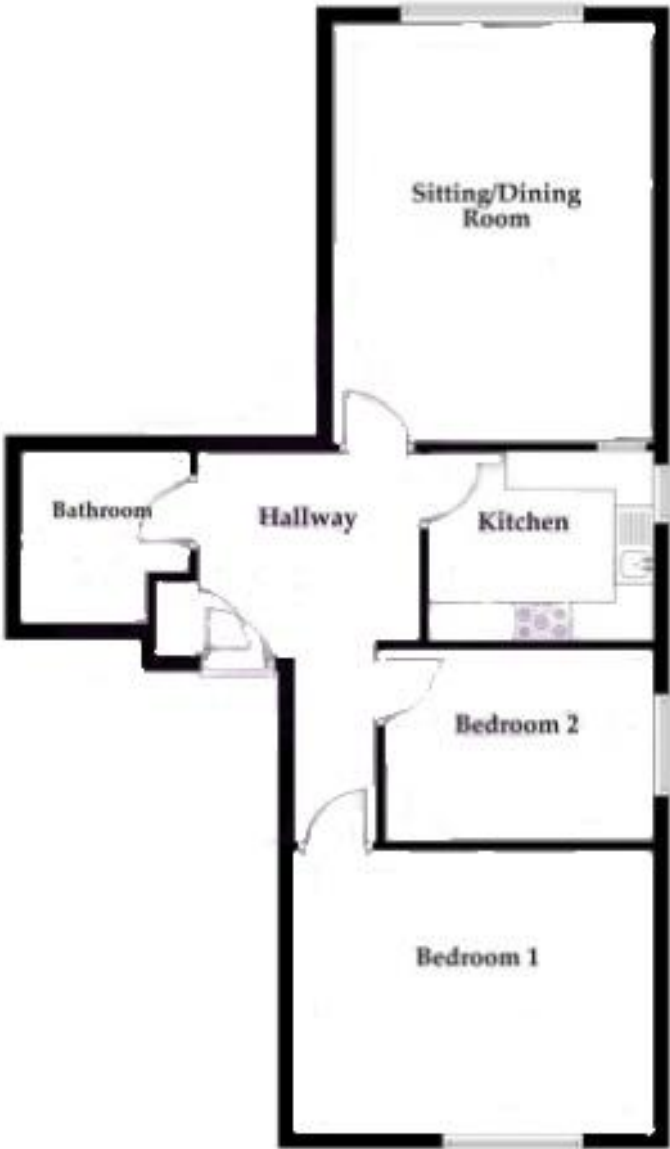
Ground Rent: No ground rent

(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).





Flat 12, St Ediths, 30 Dial Hill Road



Total area: approx. 72.0 sq. metres (774.7 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 misstatement.
Plan produced using PlanUp.



Flat



Leasehold



2



1



B



1

EPC

C



Gas Central Heating



Garage



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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