



Flat 2, 49 Copse Road, Clevedon, BS21 7QP

£425,000

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Smith



Occupying the elegant hall floor of a handsome Victorian residence on the sought after Copse Road, this stunning two bedroom apartment offers an exceptional blend of period charm, coastal beauty and contemporary living, all just a stone's throw from the boutiques, cafés and restaurants of Hill Road and the iconic Clevedon sea front and pier. From the moment you arrive, the lifestyle on offer is immediately apparent. A pretty communal storm porch welcomes you into the building before the apartment's own front door opens into a beautifully presented hallway that effortlessly connects the accommodation. The sitting room is simply breathtaking, centred around a large bay window that frames captivating views across the Bristol Channel towards the Welsh coastline. As day turns to evening, the apartment enjoys some of Clevedon's most spectacular sunsets, creating an ever changing coastal backdrop that can be admired from the comfort of your own home. The kitchen diner has been stylishly designed with sleek cabinetry, quality worktops and integrated appliances, perfectly balancing practicality with sophistication, while also enjoying those same far reaching sea views. Both bedrooms are generous doubles, complete with fitted wardrobes, providing elegant and comfortable spaces to unwind. Bedroom two benefits from a beautifully appointed en suite shower room, while bedroom one continues the theme of outstanding coastal outlooks. Completing the accommodation is a luxurious bathroom featuring a striking freestanding bath, ideal for relaxing after long walks along the promenade or evenings spent enjoying the

vibrant atmosphere of Hill Road. Outside, the apartment continues to impress with a pretty communal front garden and allocated parking for one car to the rear, a rare and valuable feature so close to the heart of Clevedon. Offered for sale with no onward chain, this remarkable home presents a wonderful opportunity to enjoy a relaxed seaside lifestyle in one of the town's most desirable locations, where coastal walks, independent shops, charming cafés and the famous Victorian pier are all quite literally on your doorstep.

Accommodation (all measurements approximate)

Communal front door opens to a pretty storm porch with door to inner communal hall and giving access to the front door of flat 2. Front door opens to

Hallway

With wood effect floor and opening to

Sitting Room 15' 7" x 15' 5" into bay (4.75m x 4.70m)

A very impressive room with a bay window providing an incredible view down Leagrove Road towards the Bristol Channel, the Welsh coastline and not forgetting those stunning sunsets! Wood effect floor, feature fireplace.

Kitchen Diner 12' 3" x 10' 6" (3.73m x 3.20m)

Beautifully fitted with a range of wall and base units with a sleek worktop incorporating a sink with mixer tap, electric oven with microwave above, 4 ring electric hob, integrated fridge freezer and slimline dishwasher, tiled splashbacks. Window to side and a second window providing that

incredible view. Cupboard with plumbing for washing machine and access to the Valliant gas fired combination boiler. Very useful pantry cupboard. Under stairs storage.

Bedroom 1 17' 11" into bay x 13' 3" (5.46m x 4.04m)

Measurements include built in wardrobes, window looking out over the communal front garden and a bay window looking out onto Leagrove Road with view of the Bristol Channel. Wood effect floor.

Bedroom 2 12' 7" x 12' 2" (3.83m x 3.71m)

Measurements include the en suite a built in wardrobes. Window to front with working shutters. Wood effect floor.

En Suite

Simply stunning! Beautifully fitted with a suite of wc, wash hand basin and a king sized shower cubicle, wood effect floor, ladder radiator.

Bathroom

A lavish bathroom with a suite of wc, wash hand basin and a free standing bath. Partially tiled walls, obscure window, tiled floor, ladder radiator.

Outside

From copse Road a pretty entrance gives access to 49 Copse Road. A pathway leads to the porch. The communal garden is extremely pretty and is laid to lawn with a patio..

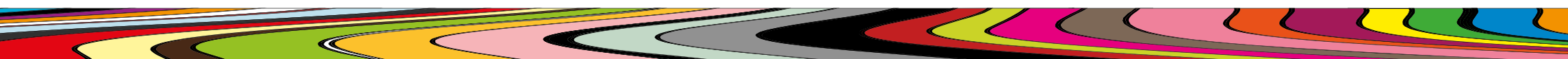
Parking

Accessed off Leagrove Road at the rear of the property is one allocated parking space.

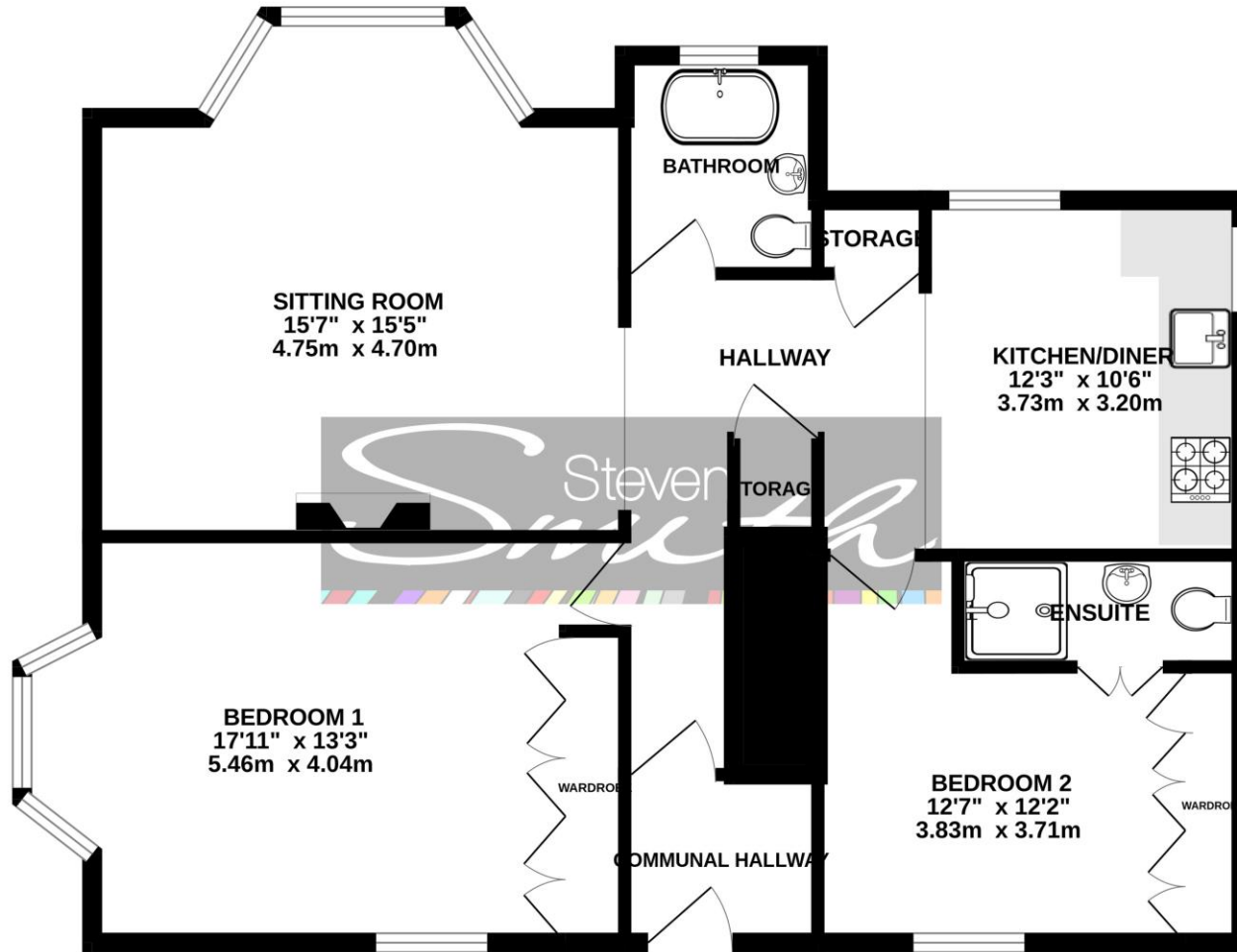








GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



Hall Floor Flat



Leasehold



2



Communal Garden



2



B



1

EPC

E



Gas Central Heating



1 Allocated Space

TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health & Safety Statement

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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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