



Flat B Rockhampton, 16 Marine Parade, Clevedon, BS21 7QS
£279,950

Steven
Smith

This impressive hall floor apartment delivers the ultimate contemporary coastal lifestyle in a highly coveted waterside setting. Stepping inside, the generous proportions are immediately apparent, beautifully matching modern design with absolute comfort. The heart of the home is an expansive open living and dining area where a sleek log burning stove creates a striking focal point for cosy evenings. This social space flows effortlessly into a contemporary kitchen, fully equipped with integrated appliances. The accommodation features a serene master bedroom with its own private en suite, a highly versatile occasional bedroom perfect for guests or a home office and a luxury family bathroom. Outside, everyday life revolves around the vibrant Clevedon seafront. Unobstructed, panoramic views across the Bristol Channel frame the iconic Grade I listed Victorian pier right before your eyes. A short stroll leads you to the bustling seafront promenade, packed with chic alfresco spots like Five The Beach and Scarlett's Restaurant, as well as the historic Marine Lake saltwater pool. Just minutes away, the trendy, independent scene on Hill Road awaits. Here, you can spend weekends exploring artisan bakeries, boutique shops, and popular local hotspots like Scoози and Murrys of Clevedon. Perfect for anyone seeking a premium, low maintenance

home by the sea, this property is offered with no onward chain to ensure a swift, hassle free move. An internal viewing is highly essential to fully appreciate this exceptional coastal retreat.

Accommodation (all measurements approximate)

Via communal entrance door into a lobby area which immediately sets the tone for the property, with it's gracious stained glass inserts and sweeping staircase.

Entrance to Apartment

Front door giving access to:

Entrance Hall

Feature stone wall, storage cupboard.

Lounge/Diner 21' 7" x 14' 9" (6.57m x 4.49m)

Into Bay window. This elegant room benefits from a wood burning stove with beautiful marble surround, double glazed sash bay window with window seat offering unobstructed views across the Bristol Channel and towards Clevedon Pier.

Kitchen 11' 9" x 7' 11" (3.58m x 2.41m)

Double glazed sash window overlooking the Channel . The beautifully equipped kitchen features a range of quality base units with marble work surfaces to include

a stainless steel sink , AEG stainless steel oven with matching gas hob and extractor, Integrated dishwasher, washing machine and fridge freezer. White brick style tiling to splash back areas and wall mounted gas combination boiler.

Master Bedroom 19' 8" x 12' 5" (5.99m x 3.78m)

Double glazed sash bay window to front. Door into:

En-Suite Shower Room 6' 8" x 5' 10" (2.03m x 1.78m)

Fitted with a white suite comprising of wash hand basin with mixer tap, WC, walk in double shower cubicle with wall mounted and overhead rain shower. White brick style tiling to splash back areas and inset ceiling spotlights.

Occasional Bedroom 12' 0" x 6' 4" (3.65m x 1.93m)

Feature brick wall and mezzanine level which could be used for storage, glazed window allowing light in from the kitchen.

Bathroom 8' 3" x 5' 9" (2.51m x 1.75m)

Beautifully fitted with a white suite comprising of wash hand basin with mirror, WC, bath with shower, white brick style tiling to splash back areas and inset ceiling spotlights.



Lease Details:

Term: 999 years from and including 1 October 2015

Management Company: Staddon Block Management

Management Charge: £120 per month

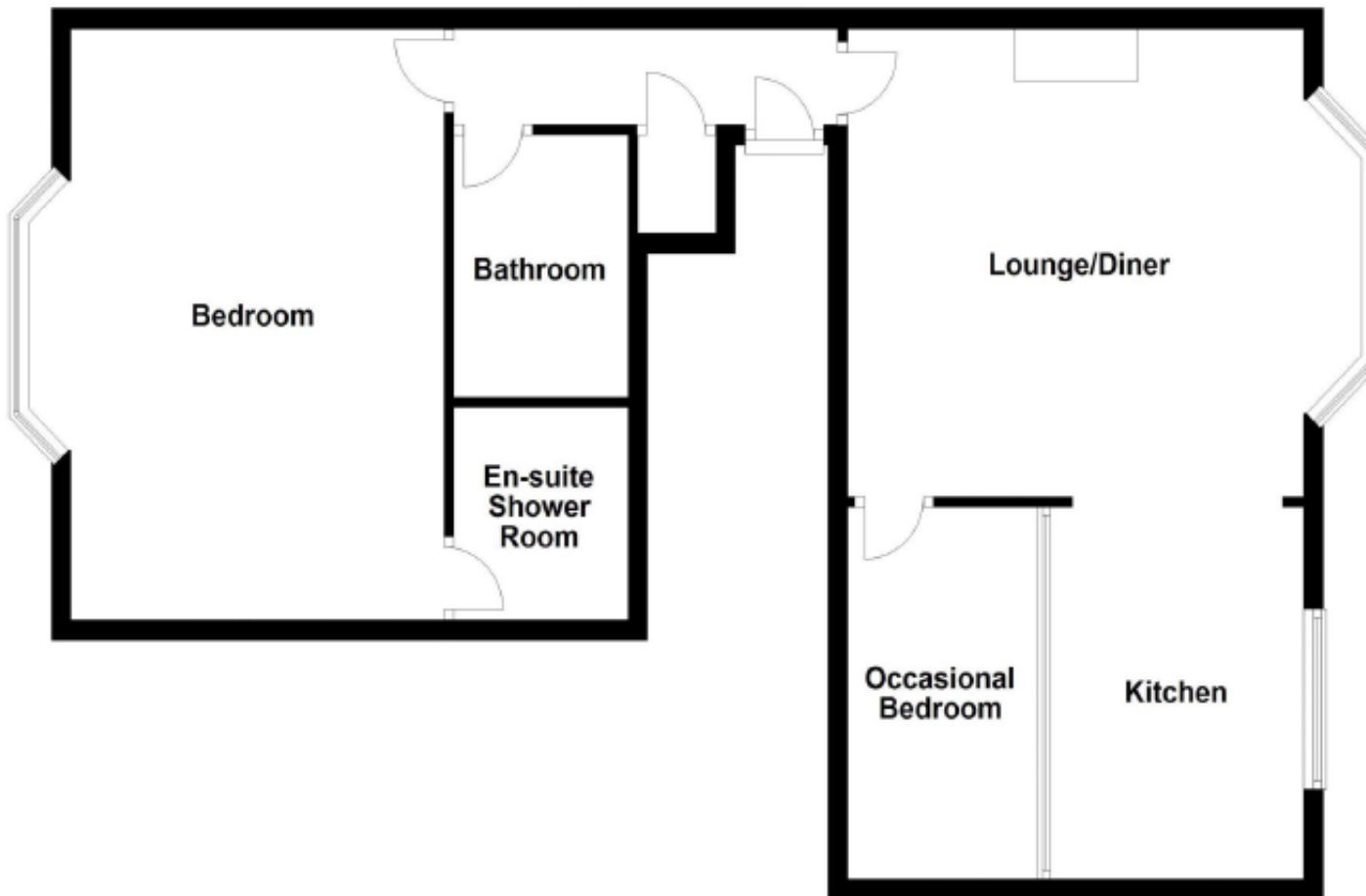
Ground Rent: N/A

(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).





Ground Floor



Flat



Leasehold



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2



B



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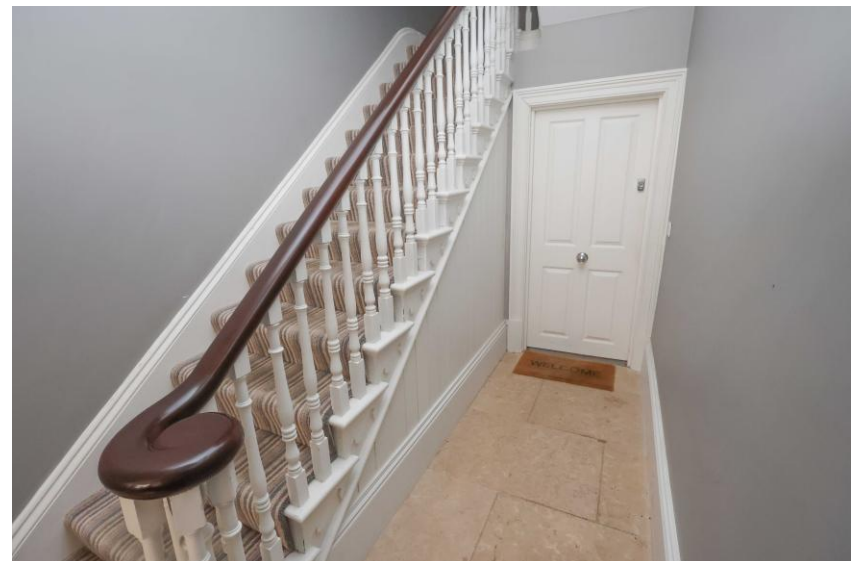
EPC

E



Gas Central Heating

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Plan produced using PlanUp.



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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