



Apartment 1, 27 Victoria Road, Clevedon, BS21 7RU  
**£375,000**

Steven  
*Smith*



This exceptional Victorian garden apartment offers a rare blend of period character and contemporary luxury in the highly coveted neighbourhood of Mid Clevedon. Approached via Victoria Road, a grand pillared entrance leads you along a sleek resin path to your own private front door, ensuring a sense of independence and privacy from the moment you arrive. Stepping inside, you are greeted by a stunning and welcoming hallway that immediately showcases the property's heritage with its beautiful, intricately detailed mosaic tiled floor. At the heart of this home is an amazing open plan living space designed effortlessly for both relaxed living and sophisticated entertaining. The gourmet kitchen is a chef's dream, seamlessly integrated into the space and featuring premium built in appliances topped with elegant, high quality marble work surfaces. This entire room feels wonderfully bright and airy, framing picturesque views out across the property's outdoor sanctuary. The accommodation comprises two generous double bedrooms, offering peaceful retreats at the end of the day. The luxurious master bedroom shares the same desirable, light filled aspect as the main living area and boasts its own stylish en suite shower room. Serving the rest of the apartment is a sumptuous second bathroom, perfectly designed for relaxation with a striking free standing bath that adds a touch of boutique hotel opulence. Outside, the lifestyle offering continues with a south facing composite

deck that basks in sunshine throughout the day while offering an excellent degree of privacy for alfresco dining or morning coffees. Convenience is also key, with a highly prized allocated parking space located at the rear of the building. Perfectly positioned in Mid Clevedon, this property places you at the centre of an enviable coastal lifestyle. You are just a short, scenic stroll away from the vibrant, independent shops and chic cafes of Hill Road, as well as the historic Clevedon Pier and the tranquil waters of Marine Lake. Combining seaside charm with a sophisticated café culture, this location offers a perfect balance of community warmth and elegant coastal living.

#### **Accommodation (all measurements approximate)**

Front door opens to entrance vestibule with mosaic tiled floor, space for coats and shoe storage. Glazed door opens to:

#### **The Hallway**

A very inviting space with a mosaic tiled floor, access to a cupboard housing the Baxi gas fired combination boiler and providing further storage. The hallway leads to all of the following accommodation:

#### **Open Plan Living 22' 3" x 14' 4" (6.78m x 4.37m)**

A light and airy room with two windows with working shutters looking out over the exclusive part of the garden to the flat, beautiful built in furniture with solid wood

top. In the living area there is a tiled floor which flows through into:

#### **Kitchen/Diner**

Fitted with a comprehensive range of shaker style wall and base units with marble work surfaces incorporating a ceramic sink with Victorian mixer tap, integrated appliances to include dishwasher, washing machine and fridge/freezer. Rangemaster with two fan ovens, a grill and a five ring electric hob with tiled splashback, travertine tiled floor, window to side and space for a dining table.

#### **Bedroom 1 18' 6" x 13' 7" (5.63m x 4.14m)**

NB. Measurements include the en-suite. A lovely double bedroom with two built in wardrobes and two windows with working shutters, again looking out over the exclusive decking area to the flat, window seat with storage below, pretty bedroom fireplace.

#### **En-Suite**

Beautifully fitted with a three piece suite of WC, washhand basin, king size shower cubicle with mains shower, partially tiled walls, tiled floor, towel radiator, extractor fan.

#### **Bedroom 2 11' 10" x 11' 2" (3.60m x 3.40m)**

Measurements include two built in wardrobes including heated airing cupboard. Bedroom fireplace, window to rear.

## Bathroom

With suite of WC, fabulous Heritage washhand basin, freestanding bath, partially tiled walls, tiled floor, towel radiator, extractor fan.

## OUTSIDE

From Victoria Road the original pillared entrance with a wrought iron gate gives access to the front of Number 27 where a resin pathway extends down the side of the property and leads to the private front door of Flat 1. Immediately outside of the property is a raised composite deck which is exclusively owned by Flat 1, this is a great place to enjoy the beautifully manicured communal gardens and they

also have the advantage of being southerly facing and very private. The current owners have also added some lovely small shrubs and perennials to their borders.

## Parking

Located at the rear of the property and accessed via Albert Road and the Sea Breeze Apartments is one allocated parking space which is owned by Flat 1. Pedestrian access to this can also be gained via the side of the property.

## Lease Details:

**Term:** 999 years from 1 January 1999

**Management Company:** 27 Victoria Road Management Company (each flat owns a share of the freehold)

**Management Charge:** £150 per month

**Ground Rent:** Not applicable

**(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).**





Floor Plan to be inserted here



Flat



Leasehold



2



Decking Area



2



C



2

**EPC**



Gas Central Heating



Parking





#### 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 particulars, 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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