

Flat 2 Rosedale, 3 Woodlands Road, Clevedon, BS21 7QD

£350,000

Steven Smith

Perfectly positioned just a stone's throw from the vibrant boutique shopping and dining hub of Hill Road, this impressive ground floor Victorian apartment offers an exceptional blend of elegant period charm and coastal lifestyle convenience.

Tucked away just off the highly desirable Alexandra Road on Woodlands Road, "Rosedale" stands as a striking testament to Victorian architecture, presenting a rare opportunity to acquire a character rich home complete with its own private entrance, an allocated parking space and the fantastic bonus of being offered with no onward chain.

Passing through the grand, stone arch private entryway, you are welcomed by a magnificent blue front door that opens into a private vestibule. Inside, a beautiful internal door adorned with intricate stained glass framing sets a sophisticated tone for the rest of the property. The heart of the home is the exceptionally spacious, dual aspect sitting room, flooded with natural light from a striking bay window and featuring a beautifully preserved marble fireplace that serves as a warm focal point for relaxing evenings. The lifestyle appeal continues into the generous kitchen diner, styled with classic shaker style cabinetry, warm wood effect countertops and a modern grey wood finish floor. Offering plenty of space for a dining table, it serves as a wonderful social hub for cooking and entertaining.

Both of the double bedrooms are generously proportioned, with the principal bedroom benefiting from its own characterful feature fireplace. A contemporary shower room serves the apartment, complete with a modern vanity unit, clean lines and a spacious glass enclosure.

Stepping outside, the private elevated balcony enclosed by glass balustrades provides a peaceful outdoor escape with sweeping rooftop views over the surrounding town. It is the perfect spot for an evening drink or a morning coffee while soaking in the coastal air.

Living here places you at the very center of Clevedon's most sought after lifestyle quarter. A short stroll brings you to the independent cafes, artisan bakeries, and renowned restaurants of Hill Road, while the scenic coastal walks along the seafront and the historic Clevedon Pier are practically on your doorstep. Combining timeless period features with low maintenance apartment living, this empty, chain free property is ready to begin its next chapter.

Accommodation (all measurements approximate)
Flat 2 has the exclusive original private front door opening to:

Porch
With wood effect floor, an impressive stained glass gothic door with matching windows opens to:

Hallway
With wood effect floor, airing cupboard housing the hot water cylinder and leading to all of the following accommodation:

Sitting Room 17' 1" into bay x 14' 0" (5.20m into bay x 4.26m)
A bay window looks out to side and a second window looking back out onto Woodlands Road, beautiful Victorian fireplace, surrounding ceiling coving.

Kitchen/Diner 13'7" x 11'9" max 7'6" min
Beautifully fitted with a range of wall and base units with butchers block effect work surfaces, stainless steel sink, electric oven with four ring electric hob and contemporary extractor hood. Plumbing for washing machine, space for undercounter fridge, tiled splashbacks, wood effect floor, spotlights and two windows to rear.

Bedroom 1 17'10" into bay x 13'10" max 10'7" min
A lovely double bedroom with a feature fireplace and a bay window looking out onto Woodlands Road, surrounding ceiling coving, central ceiling rose.

Bedroom 2 13' 9" x 8' 10" (4.19m x 2.69m)
A second double bedroom with ceiling coving and a door opening to:

Private Balcony
A lovely advantage with this ground floor flat is that it owns it own balcony which will enjoy plenty of the afternoon and evening sun.

Shower Room
Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, king size shower cubicle with Mira electric shower, wood effect floor, ladder radiator, spotlights, extractor fan.

OUTSIDE
From Woodlands Road there is a pathway which leads to the exclusive front door of Flat 2. To the side of the property a driveway extends down giving access to one allocated parking space for Flat 2.

Lease Details:
Term: Originally 999 years from 25th March 1978

(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



Balcony

1

B



1

EPC



Electric 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 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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