



Apartment 6 Sea Breeze, 29 Albert Road, Clevedon, BS21 7RT
£395,000

Steven
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This stunning purpose built first floor apartment is beautifully positioned within the highly sought after Sea Breeze development on Albert Road in Clevedon, offering an exceptional coastal lifestyle just moments from the shoreline. Accessed via a well-maintained communal entrance with both lift and stair access, the apartment immediately impresses with a spacious and welcoming hallway that sets the tone for the rest of the home. The property features two generous double bedrooms, including a luxurious principal suite complete with a stylish en suite shower room, while a contemporary main bathroom serves the second bedroom and guests. At the heart of the apartment is an impressive open plan living space, thoughtfully designed to combine comfort and modern living. The sleek, well-appointed kitchen flows seamlessly into the living and dining area, creating a perfect setting for both relaxing and entertaining, while doors open out onto a private balcony, ideal for enjoying morning coffee or unwinding in the evening with fresh coastal air. Further benefits include two allocated parking spaces along with additional visitor parking, adding convenience for both residents and guests. The location on Albert Road places you within easy reach of Clevedon's charming seafront,

boutique shops, cafés and scenic coastal walks, offering a relaxed yet vibrant lifestyle. Whether enjoying sunsets over the Bristol Channel, exploring nearby countryside, or simply taking advantage of the town's welcoming community atmosphere, this apartment presents an outstanding opportunity to enjoy modern living in a truly desirable setting.

Accommodation (all measurements approximate)

Communal entry door with video entry phone system opens to communal hall with staircase to first floor and also lift access. Access to the front door of Apartment 6. Front door opens to:

Impressive Hall

Built in storage. Video entry receiver. Spotlights. Leading to all of the following accommodation:

Open Plan Living 23' 0" x 13' 8" (7.01m x 4.16m)

A lovely space with sliding patio door opening out to a private balcony. The kitchen has been beautifully fitted with a range of wall and base units with silestone worktops incorporating the sink with mixer tap. Four ring induction hob with concealed extractor hood, oven and microwave. Integrated appliances to include fridge/freezer, washer/dryer and

dishwasher. Access to the Vaillant gas fired combination boiler. Spotlights. Window to side. TV aerial and satellite connections.

Bedroom 1 11' 11" x 11' 10" (3.63m x 3.60m)

Window to front. Built in wardrobes. Spotlights. TV aerial point and telephone point.

En-Suite

Beautifully fitted with a three piece white suite of WC with concealed cistern, wall mounted washhand basin with storage below, king size shower cubicle with waterfall shower and second hand held shower attachment. Fully tiled walls and floor. Chrome ladder radiator. Spotlights, shaving point, extractor fan, obscure window.

Bedroom 2 11' 11" x 11' 5" (3.63m x 3.48m)

Window to front. Built in wardrobes. Spotlights.

Bathroom

White suite of WC with concealed cistern, wall mounted washhand basin, bath with mains shower and glass shower screen door. Fully tiled walls and floor. Spotlights, extractor fan, obscure window, shaving point, chrome ladder radiator.

OUTSIDE

From Albert Road a pillared entrance opens to a driveway which extends down to the front of the development giving access to the two individual allocated parking spaces for the apartment. The communal gardens are well established with a fine array of trees and shrubs. There is access to the communal front door via a ramp and stairs and also to a communal bin storage. Sea Breeze sits in the middle of the plot and to the rear there is a level communal garden laid to lawn with a shared patio.

Lease Details:

Term: Originally 999 years from and including 1 January 2018 to and including 31 December 3017

Management Company: Holdshare

Management Charge: £1,502.22 per annum

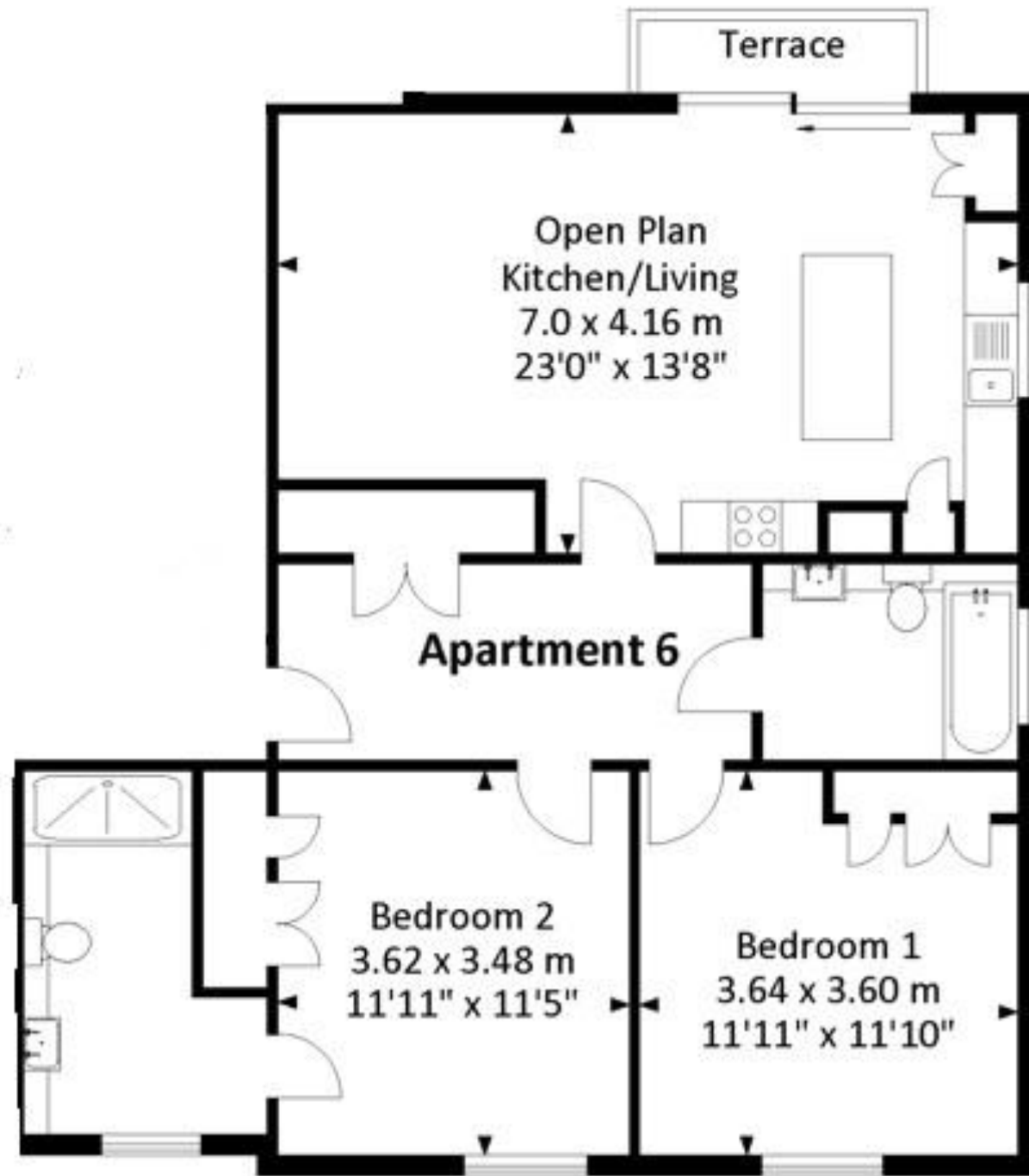
Ground Rent: Not applicable

(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).

NB. Photos were taken before the current tenant moved in.







Apartment



Leasehold



2



Communal Garden



2



D



1

EPC

B



Gas Heating



2 Allocated Spaces



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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