



Apartment 1, Marine Hill House, Marine Hill, Clevedon, BS21 7PW

**£525,000**

Steven  
*Smith*



Perched majestically within Marine Hill House, the iconic, historically rich former Convent of Mercy, this magnificent two bedroom apartment offers a rare masterclass in refined coastal living. Steps away from the vibrant boutiques and artisan eateries of Clevedon's coveted Hill Road, this landmark Regency building seamlessly marries timeless architectural grandeur with ultra sleek, contemporary sophistication. Every inch of this residence has been curated to deliver a luxurious, low maintenance lifestyle defined by world class fittings and effortless elegance. The heart of the home is an incredibly spacious, light filled open plan living sanctuary, where a high end designer kitchen flows seamlessly into a sophisticated dining and lounge area. From here, glass doors draw you out onto a spectacular, south facing private terrace. This outdoor haven serves as your personal front row seat to panoramic views across the Bristol Channel and the dramatic Welsh coastline, making it the ultimate backdrop for al fresco dining, morning coffees and toast worthy evenings watching Clevedon's legendary sunsets paint the sky. The private quarters are equally impressive, featuring two beautifully proportioned double bedrooms designed with rest and relaxation in mind. The opulent master suite is a true sanctuary of its own, boasting a sleek, luxury en suite shower room and direct, exclusive access to both a secluded internal courtyard and the sweeping main terrace. Serving the rest of the apartment is a stunning principal bathroom, which cleverly integrates a high functioning utility space to keep the home's clean lines perfectly uninterrupted. Complete with an allocated parking space, this exceptional property is more than just a

home, it is an exclusive coastal lifestyle opportunity in one of North Somerset's most prestigious addresses.

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

Communal entry door with telephone entry open to an impressive hall with stairs descending to the lower floor and giving access to the front door of apartment 1, Front door opens to

### **Open Plan Living - 31' 3" x 14' 7" (9.52m x 4.44m)**

Such an incredible space with 2 windows and a set of doors which connect this room to the private terrace. There is a book storage cupboard and a second cupboard housing the gas fired combination boiler. The living dining area has a karndean floor which flows through to the sleek kitchen with ample cabinets and stone worksurface. Sink with mixer tap and drainer, electric oven with four ring electric hob and contemporary extractor hood. Integrated appliances to include fridge and freezer, dishwasher and microwave.

### **Bedroom 1 - 17' 2" x 9' 6" (5.23m x 2.89m)**

Measurements include a built in wardrobe. A set of door opens to the terrace and a second set of doors open to the courtyard. This impressive room has a high vaulted ceiling, arched book storage, spotlights,

### **En suite**

Beautifully fitted with a suite of wc, wash hand basin and a king size shower cubicle, fully tiled walls, karndean floor, chrome ladder radiator, spot lights, extractor fan.

### **Bedroom 2 - 15' 3" x 9' 8" (4.64m x 2.94m)**

Measurements include built in wardrobes. A really cosy space with an arched ceiling and two windows looking out to the courtyard.

### **Bathroom/utility**

Beautifully fitted with a suite of wc, wash hand basin and a bath with mains shower and glass door, fully tiled floors, plumbing for washing machine and space for tumble dryer. Spot lights, extractor fan, chrome ladder radiator.

### **Outside**

From Marine Hill there is a magnificent communal entrance, a very grand welcome!

### **The Terrace**

Apartment 1 has its own private terrace with breath taking views towards the Bristol Channel, the Welsh coastline and the incredible sunsets. This space is perfect for entertaining and lends itself to a range of flower pots.

### **The Courtyard**

A second private outside space which is accessed via bedroom 1

### **Parking**

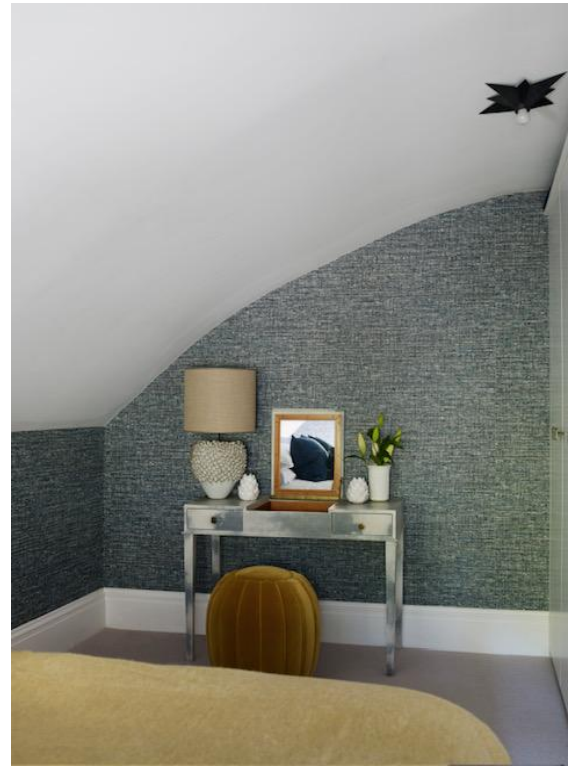
Apartment 1 has one allocated parking space which is accessed via Leagrove Road

### **Lease information**

Originally 999 years from Management Company: In house, the owners of the flats share the freehold for the building Management Charge: £125 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  
990 sq.ft. (92.0 sq.m.) approx.



Apartment



Leasehold



2



Terrace & Courtyard



2



C



1

EPC

D



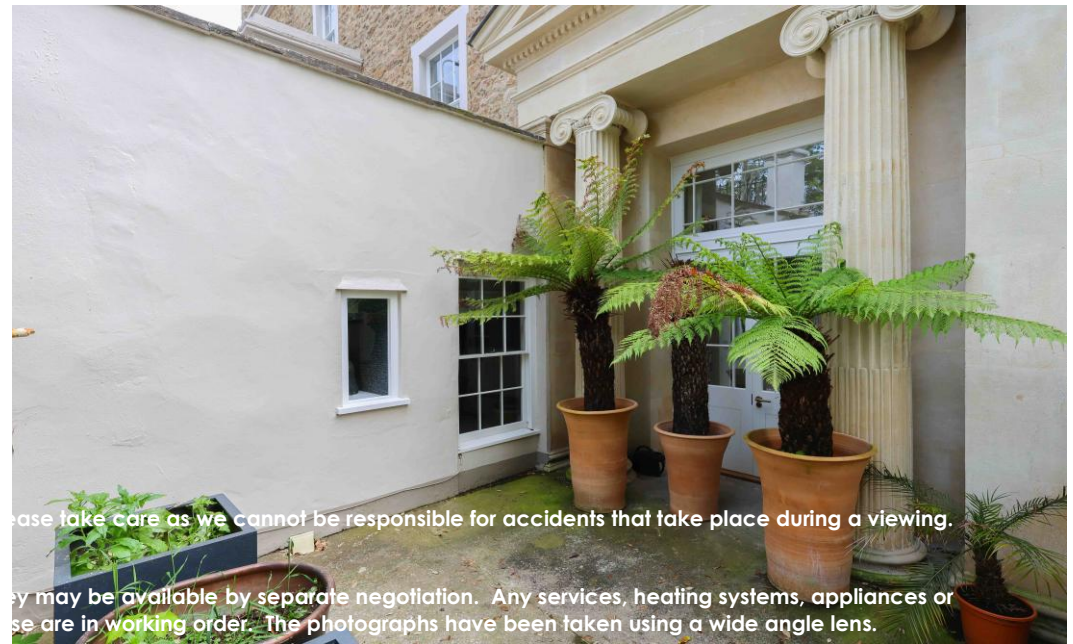
Gas Central Heating



1 Allocated Space

TOTAL FLOOR AREA: 990 sq.ft. (92.0 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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We would like to bring to your attention the potential risks of viewing a property that you do not know.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particulars. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that

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