



Apartment 6 The heights, 34 Wellington Terrace, Clevedon, BS21 7FY  
£525,000

Steven  
*Smith*

Coastal Luxury Meets Seamless Living at The Heights.

Apartment 6 at The Heights is a breathtaking two bedroom coastal sanctuary on Wellington Terrace, offered to the market with the distinct advantage of no onward chain. Perfectly positioned on Clevedon's highly coveted hillside, this modern residence masterfully blends dramatic coastal scenery with high end, effortless living. From your private entrance to the expansive overhanging balcony, every element is designed to celebrate the panoramic vistas of the Bristol Channel and the iconic Grade I listed Clevedon Pier.

Living here connects you directly to the very best of Clevedon's renowned lifestyle. The rolling communal lawns sweep straight down to the scenic coastal path, allowing you to step out of your door and walk the beautiful route between Clevedon and Portishead. For your morning coffee or evening dining, the vibrant independent shops, artisan markets, and award winning eateries of nearby Hill Road are just a short stroll away. You can easily enjoy a dip in the historic Marine Lake tidal infinity pool, take a sunset walk along the promenade, or catch a film at The Curzon, one of the world's oldest running cinemas. This idyllic coastal routine comes with excellent connectivity, keeping Bristol and the M5 motorway within easy reach.

Inside, the property offers sophisticated, light filled spaces designed for absolute comfort. The heart of the home is an expansive open plan lounge, dining and kitchen area featuring warm engineered oak floors and sweeping floor to ceiling vistas. French doors open out

onto a private glass and stainless steel balcony overhanging the gardens, creating the ultimate front row seat for Clevedon's legendary golden hour sunsets. The cutting edge kitchen is a chef's dream, fitted with sleek high gloss units, premium Silestone worktops, a wine cooler and a full suite of integrated appliances.

The master suite serves as a true sanctuary where you can wake up to unforgettable, birds eye channel views right from your bed, complete with a sumptuous Villeroy & Boch en suite shower room. Guests are equally well catered to in the spacious second bedroom, which features a beautiful bay window and its own luxurious en suite. Standard modern luxuries throughout include underfloor heating for cosy winters, three high specification bathrooms, a rare separate utility room to handle everyday clutter and a private allocated parking space positioned just steps from your front door.

With no onward chain, this premium coastal retreat is completely ready for its next chapter.

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

Apartment 6 Starts with an impressive and private front door which opens to the light and airy:

#### **Reception Hall**

With its contemporary engineered oak floors which extend through the hall into the main open plan living. The airing cupboard houses the pressurised water cylinder, there is also access to the underfloor heating valves and some extra storage.

### **Open Plan Kitchen/Lounge/Dining Room 22'3" max 13'8" min x 21'4"**

Offering the very best of open plan living. The kitchen is fitted to an exacting standard with polished cupboard and drawer units contrasting beautifully with the light silestone worktops. The appliances include a ceramic induction hob with concealed extractor hood, dishwasher, fridge and freezer, wine cooler and an eye level combination microwave oven, with a full oven beneath and a warming drawer below that. There are the latest innovations in larger style drawer units and concealed waste management bins. Polished engineered oak floors extend through into the widening living area with breathtaking views across the bay towards the Welsh coastline and down the coast with a bird's eye view of Clevedon's Grade I Listed Pier and the islands of Flatholm and Steepholm. What a vantage point from which to enjoy Clevedon's impressive sun sets. French doors open directly out onto the balcony 14'8 x 5'8" with its contemporary glass and stainless steel balustrade. The views are sublime. This is probably one of the best vantage points to enjoy views of the pier. A cupboard unit cleverly disguises the Viessmann gas fired central heating boiler. The high ceilings create an impressive feeling of space, light and modernity. TV aerial point.

### **Utility 7' 0" x 4' 5" (2.13m x 1.35m)**

With a useful sink unit with cupboards below, worktop and plumbing for both the washing machine and space for a tumble dryer. This utility is a rare commodity in modern purpose built apartments.

### **Master Suite 13' 6" x 13' 0" (4.11m x 3.96m)**

Stunning floor to ceiling windows enjoying the most incredible channel views to wake up to in

the morning. TV aerial point. The measurements include a sumptuous:

### **En-Suite Shower Room**

With Villeroy Boch wall mounted WC and washbasin, shower with Hansgrohe shower fittings. Wall mounted mirror with lighting and beautiful ceramic tiling to the walls and floor.

### **Guest Suite 14' 6" x 11' 9" (4.42m x 3.58m)**

With high ceilings and a fabulous bay window which creates so much light. TV aerial point. This room also has the benefit of a luxurious:

### **En-Suite Shower Room**

With Villeroy Boch wall mounted WC and washbasin and Hansgrohe shower fittings with an amazing walk in shower. Carefully chosen ceramic tiles to the floor and to the walls surrounding the shower and wash areas.

### **Separate Bathroom**

Beautifully appointed with a bath including a mixer tap and handheld shower attachment, wall mounted WC and washbasin. Stunning ceramic tiling to the floor and also full height behind the bath and surrounding the wash areas.

### **OUTSIDE**

The parking is easily identified with a 6 and is located almost directly outside of Apartment 6. The communal gardens will not disappoint with rolling lawns which drop down to a post and rail fence and beyond this linking up to the coastal path which runs between Clevedon and Portishead.

### **Additional points of interest**

There is a nearby enclosed bin store area, there is also additional storage within the building which is available for use.

**Term:** Originally 999 years from and including 1<sup>st</sup> January 2016

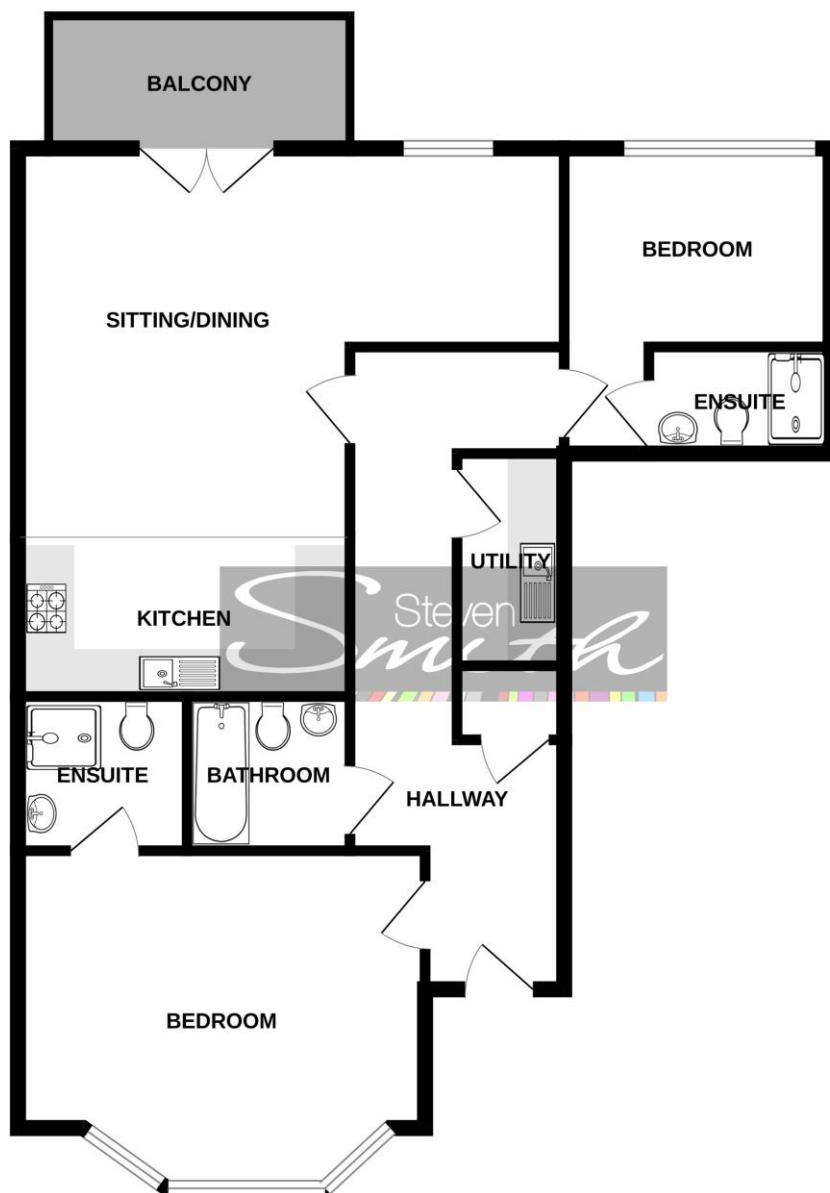
**Management Company:** 3Sixty Real Estate

**Management Charge:** £2,753.84 (£229.41 per month)

**Ground Rent:** £281.54 per year paid in 2 instalments January/ July  
**(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 Apartment



Leasehold



2



Private balcony



3



D



1

**EPC**

B



Gas Heating



1 allocated parking space

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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#### Please Note

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