



Garden Flat, 18 Victoria Road, Clevedon, BS21 7SB
£265,000

Steven
Smith

This charming garden flat perfectly captures the effortless elegance of coastal living, blending historic period character with a bright, contemporary layout. Situated in the highly sought after Mid Clevedon, this unique home offers an envious lifestyle just a short stroll from the vibrant boutiques of Hill Road and the iconic, picturesque Clevedon seafront.

Your experience begins at your own private entrance, where a classic black entrance door welcomes you into a wonderfully spacious hallway. The heartbeat of the home is the cosy yet generous sitting room, complete with a feature fireplace with a wood burning stoves and framed by a lovely window that floods the space with natural light. Adjacent, the dining room provides a dedicated area for entertaining friends or enjoying relaxed evening meals. Culinary enthusiasts will love the contemporary kitchen, designed with sleek grey cabinetry, slate toned flooring, and integrated appliances, all beautifully balanced by warm, solid wood countertops. A frosted glass door leads directly out from the kitchen, keeping the space connected to the outdoors.

The sleeping accommodation is a double bedroom boasting beautiful polished wood flooring and an abundance of space. Offering incredible versatility, the property also includes a separate walk in wardrobe that functions excellently as an occasional second bedroom, alongside a separate dedicated study perfect for working from home. The interior layout is completed by a stylish, modern shower room featuring organic palm leaf motif tiling, complemented by a

completely separate WC across the hall for everyday convenience.

Stepping outside, you will find a rare and sprawling private garden completely owned by the flat. Safely tucked away behind historic stone boundary walls, this tiered oasis transitions beautifully from a smooth stone patio next to a mature tree to a raised decking area. It is the absolute ultimate setting for summer barbecues, morning coffees, or simply unwinding in privacy with a glass of wine after a walk along the beach. This property offers a truly special coastal retreat, combining the scale and independence of a house with the low maintenance ease of apartment living.

Accommodation (all measurements approximate)

Private front door opens to:

The Hallway

Tiled effect floor and leading to all of the following accommodation:

Sitting Room 14' 8" x 13' 1" (4.47m x 3.98m)

Beautifully presented with a range of built in book shelving and further storage, beautiful woodburning stove, window to rear, wood effect flooring flowing through into the:

Dining Room 9' 6" x 7' 3" (2.89m x 2.21m)

Door to the hallway.

Kitchen 9' 9" x 7' 3" (2.97m x 2.21m)

Fitted with a comprehensive range of high gloss fronted wall and base units with butchers block work surfaces, sink with mixer tap, electric oven, four ring induction hob with contemporary extractor hood, plumbing

for washing machine. Integrated appliances to include slimline dishwasher and fridge/freezer, metro tiled splashbacks, tiled floor, door to the rear.

Double Bedroom 14' 7" into bay x 14' 3" (4.44m into bay x 4.34m)

A lovely room with window to front, wood effect floor.

Dressing Room/Occasional Bedroom 10' 10" x 5' 2" (3.30m x 1.57m)

Currently being used as a dressing room.

Study 6' 8" x 4' 4" (2.03m x 1.32m)

Window to side, tiled effect floor.

Luxury Shower Room

Fitted with a suite of king size shower cubicle with mains shower, contemporary washhand basin set onto butchers block top, tiled effect floor, ladder radiator, extractor fan, window to side.

Separate WC

With WC, washhand basin with tiled splashbacks, tiled effect floor, obscure window.

OUTSIDE

From Victoria Road a pillared pedestrian entrance gives access to the front of Number 18 with steps descending to the left hand side giving access to the private front door of The Garden Flat. Located just in front of this is a shed and then steps rise and give access to:

The Garden

This entire space is exclusively owned by the garden flat and consists of a raised patio and a composite deck with an array of established shrubs and trees to borders. A set of wooden steps descend and gives access to the kitchen door. From the raised deck looking over the stone wall there are glimpses towards the Bristol Channel and the Welsh coastline. Outside water tap.

Lease Details:

Originally 999 years from the 6 June 2003

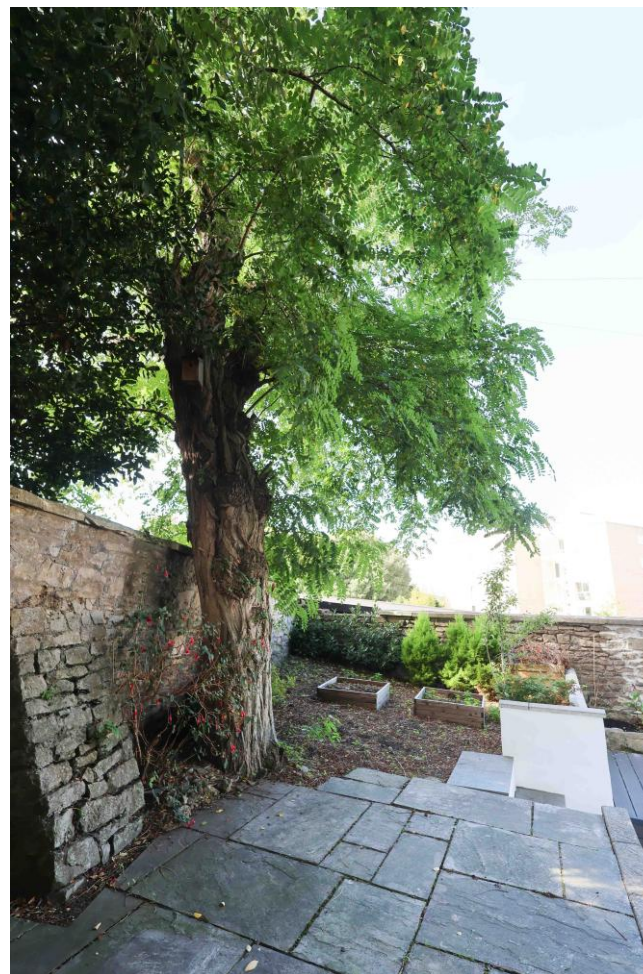
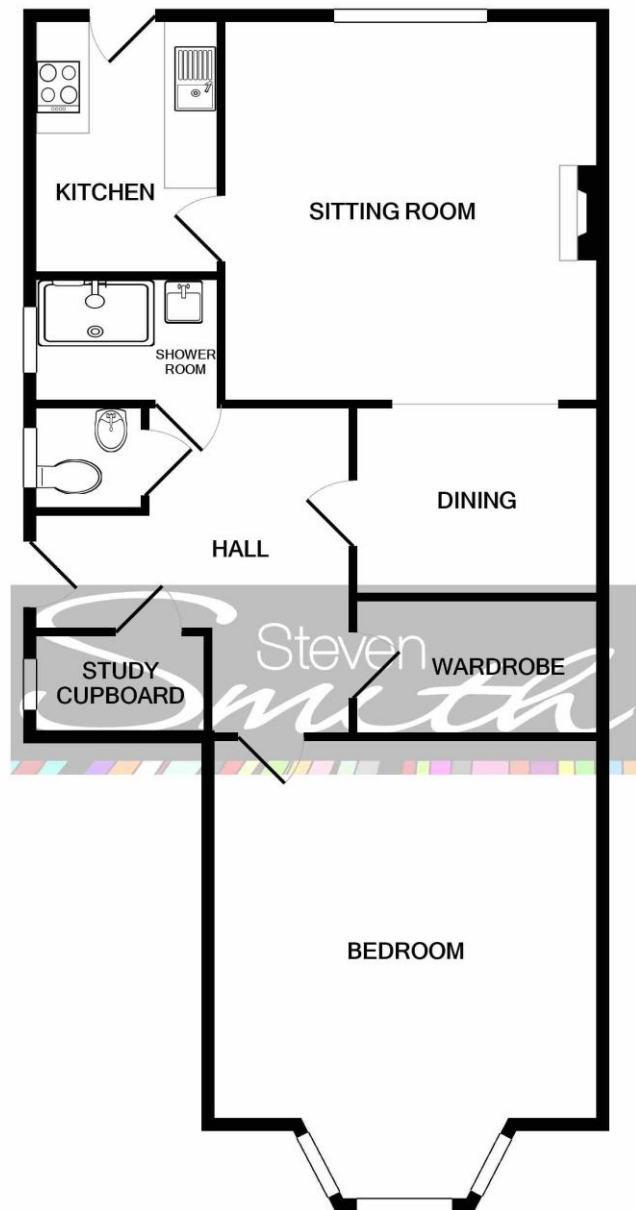
Management Charge: £110 per month

Pets by negotiation with the Management Company

Each flat owns a share in the freehold
(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).







Flat



Leasehold



1



Garden



1



B



1

EPC

D



Gas Central Heating

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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