Elton Road Clevedon BS21 7RG | **Guide Price £300,000**

marktempler
RESIDENTIAL SALES









Property Type
Apartment

How Big
1003.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
2

Warmth

Parking

Outside

EPC Rating
E

Council Tax Band
C

Construction

Tenure
Leasehold

Occupying the hall floor of an elegant Grade II listed building on prestigious Elton Road, this charming apartment enjoys an enviable front-line position with views across Clevedon's famous seafront and the Bristol Channel. Brimming with period character and impressive proportions, the property offers an exciting opportunity for a new owner to modernise and create a truly exceptional coastal home, all while retaining its wealth of original charm.

The accommodation is arranged around a spacious central hallway, an inviting area that could easily accommodate a study, reading corner or library-style space. To the front, both the generous living room and the kitchen/dining room take full advantage of the spectacular outlook, where large Georgian sash windows frame ever-changing coastal views and flood the rooms with natural light. High ceilings throughout further enhance the feeling of space and elegance. To the rear are two comfortable double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, while the second bedroom is served by a family bathroom.

Outside, the property enjoys the practical advantage of an allocated parking space to the rear, together with use of the attractive communal front garden, providing the perfect spot to sit and appreciate the stunning coastal setting.

The promenade and beach are just moments from the doorstep, while the boutique shops, independent cafés, restaurants and bars of Hill Road are all within an easy stroll. Whether enjoying coastal walks, dining with friends or simply watching the sunsets across the Bristol Channel, this location offers an outstanding lifestyle.

Offered for sale with no onward chain, this elegant apartment presents a rare opportunity to acquire a substantial period home in one of Clevedon's most sought-after waterfront locations, ready to be transformed into a truly magnificent residence.





"An elegant period apartment where breathtaking coastal views, timeless proportions and an exceptional location create something truly special."





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

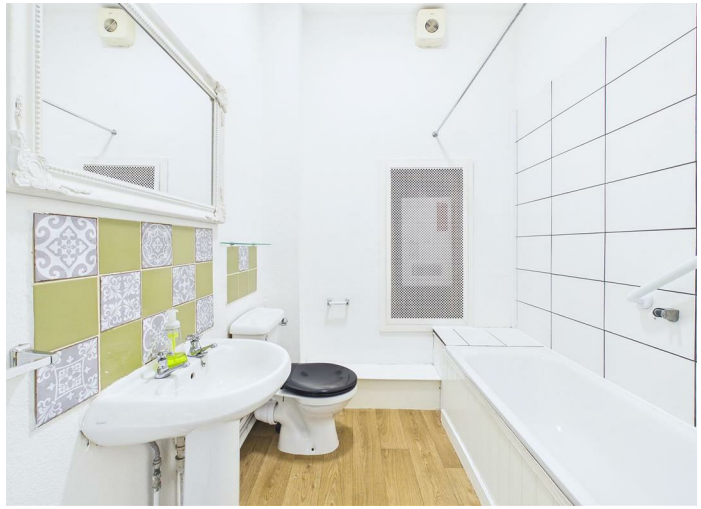
Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.







Material Information

UTILITIES
Mains electric, gas, water and drainage.

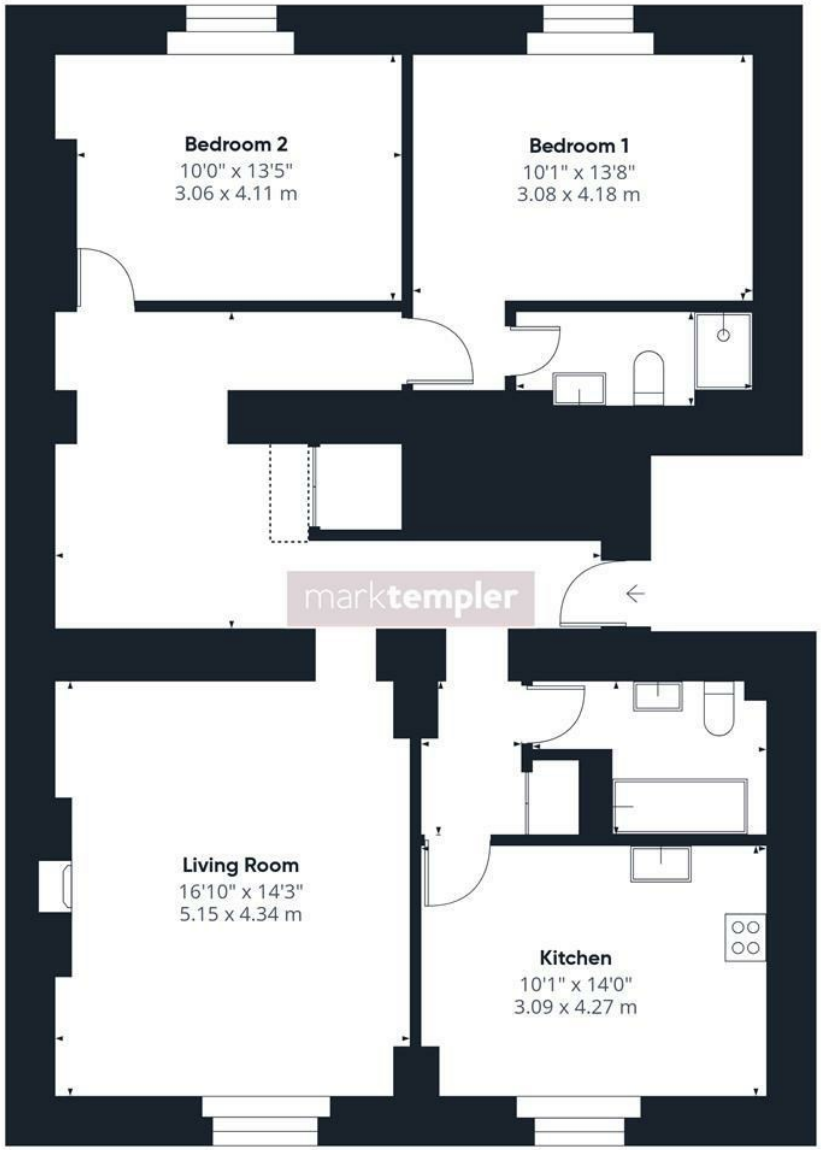
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

LEASE INFORMATION
999 year lease from 25/12/1978
Service Charge = £1,600 pa
Ground Rent = £20 pa
Permission for Pets = pets permitted
The lease permits letting

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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The Property Ombudsman

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