

26 Hill Road Clevedon BS21 7PH

£495,000

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
818.00 sq ft



Bedrooms
2



Reception Rooms
2



Bathrooms
2



Warmth
Under Floor Heating



Parking
Garage



Outside
Balcony and Terrace



EPC Rating



Council Tax Band
C



Construction
Standard



Tenure
Leasehold

Set within the landmark Regent building on Clevedon's much-admired Hill Road, this exceptional penthouse apartment offers a superb blend of contemporary design, generous living space and outstanding outdoor entertaining areas. Occupying an enviable position just moments from the seafront and surrounded by the independent cafés, boutiques and restaurants that make Hill Road so special, the property combines convenience with luxury. Available with no onward chain, this is an exciting opportunity to acquire one of Clevedon's finest apartments.

The communal entrance provides lift access to all floors. Inside, a spacious and welcoming hallway leads through to a stunning open plan living area where full-height glazing fills the room with natural light and opens onto a private balcony. The stylish fitted kitchen is thoughtfully designed with integrated appliances, creating a sociable space perfect for everyday living and entertaining. There are two generous double bedrooms, with the principal bedroom featuring built-in wardrobes and a contemporary en-suite shower room, while a second modern shower room serves guests and the second bedroom. A useful utility cupboard and additional storage complete the main level.

Upstairs, the landing provides an ideal study area before leading into a spectacular second reception room. Here, a dramatic wall of glazing and sliding doors reveal the true highlight of the home—a magnificent roof terrace enjoying far-reaching views across Clevedon. Whether entertaining friends, dining outdoors or simply relaxing with the ever-changing outlook, this remarkable space is certain to impress.

Further benefits include a private garage providing secure parking or additional storage. With Clevedon's iconic seafront just a short stroll away, Hill Road's vibrant amenities on the doorstep and the property offered with no onward chain, this outstanding penthouse presents an exceptional lifestyle opportunity.



"A spectacular penthouse where stylish interiors meet breathtaking outdoor spaces."



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 1000 Mbps.

Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION

999 year lease from 01.01.2014

Service Charge = £2602 per annum

Ground Rent = £250 per annum

Freehold owned by Regent Apartments (Clevedon) Management Limited

3 Sixty Real Estate manages the building

The lease permits pets, Caged birds, fish tanks, and small animals in cages/tanks. Cats/dogs permitted subject to prior written permission

The lease permits letting

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

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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