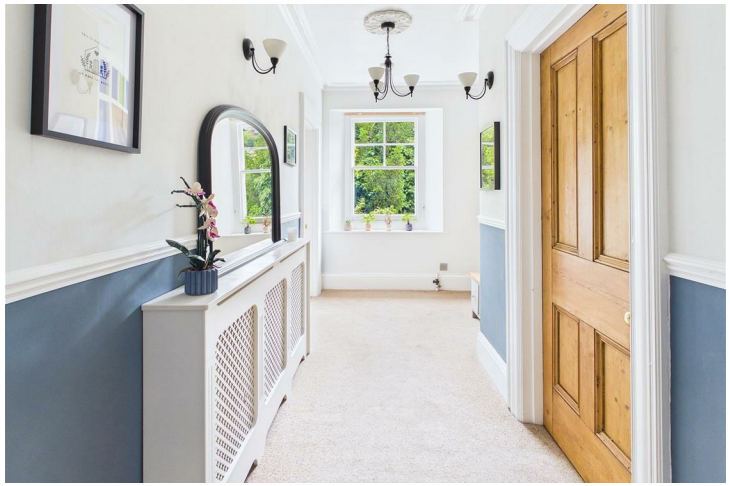
Gardens Road Clevedon BS21 7QG | **£415,000**

marktempler
RESIDENTIAL SALES









Property Type
Flat

How Big
1485.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas Central Heating

Parking
On Street Parking

Outside
Communal Garden

EPC Rating
D

Council Tax Band
B

Construction
Standard

Tenure
Leasehold

Occupying the entire top floor of an attractive period building, this exceptional apartment beautifully blends timeless character with spacious and versatile accommodation. Extending to approximately 1,400 sq ft, the property is rich in original features, including fireplaces, ornate cornicing and high ceilings, while enjoying views towards Clevedon's historic Market Hall and Alexandra Gardens. Positioned on the highly sought-after Gardens Road, just moments from the seafront, this is a rare opportunity to acquire a substantial home in one of the town's most desirable locations.

Upon entering the building, there is a communal hallway which allows storage for both apartments. Coming into the apartment, a welcoming central hallway provides access to all principal rooms. The elegant sitting room enjoys plenty of natural light and attractive views towards the town centre, while the impressive split-level kitchen/dining room forms the heart of the home, complete with extensive fitted storage and a central island, creating an ideal space for both everyday living and entertaining. There are three generous double bedrooms, including a principal bedroom with an ensuite, complemented by a luxury family bathroom and a separate utility room.

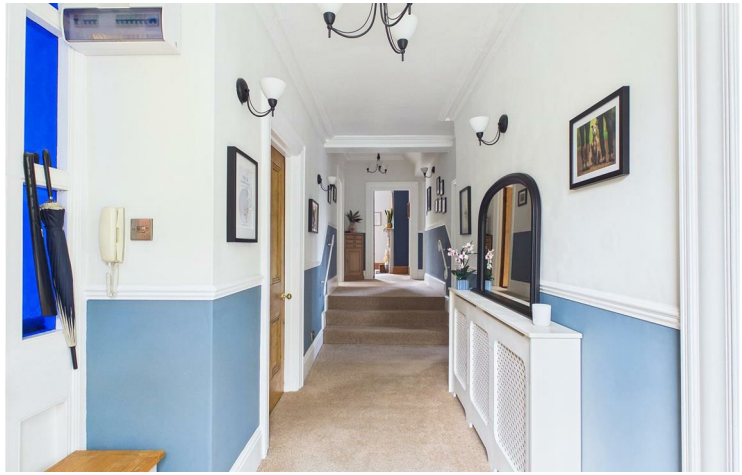
Outside, residents have access to a communal garden situated to the side of the building. The property also backs directly onto Alexandra Gardens, which leads through mature woodland towards the boutiques, cafés and restaurants of Hill Road.

Gardens Road is one of Clevedon's most sought-after addresses, located just seconds from the seafront and within easy walking distance of Hill Road's vibrant mix of independent shops, cafés and amenities. The iconic Victorian Pier and beautiful coastal walks are also close at hand, making this a truly exceptional location.

Combining period elegance, generous accommodation and a prime coastal setting, this outstanding top floor apartment offers a wonderful lifestyle opportunity in the heart of Clevedon.

















"An elegant period apartment combining generous proportions, character features and an enviable coastal setting."





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.

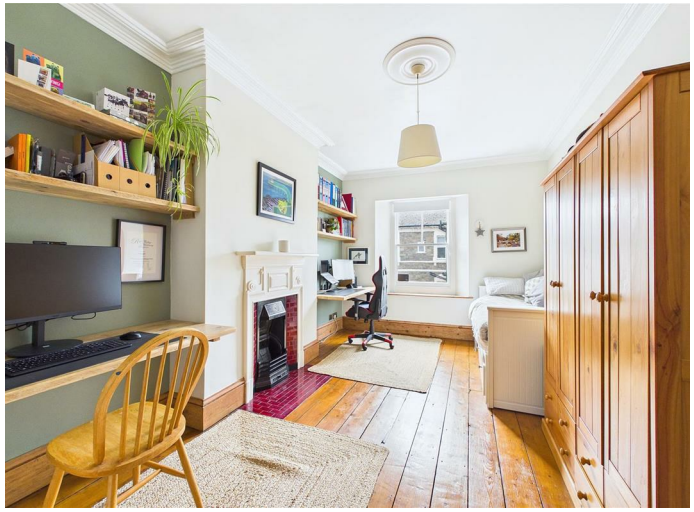
Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

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.

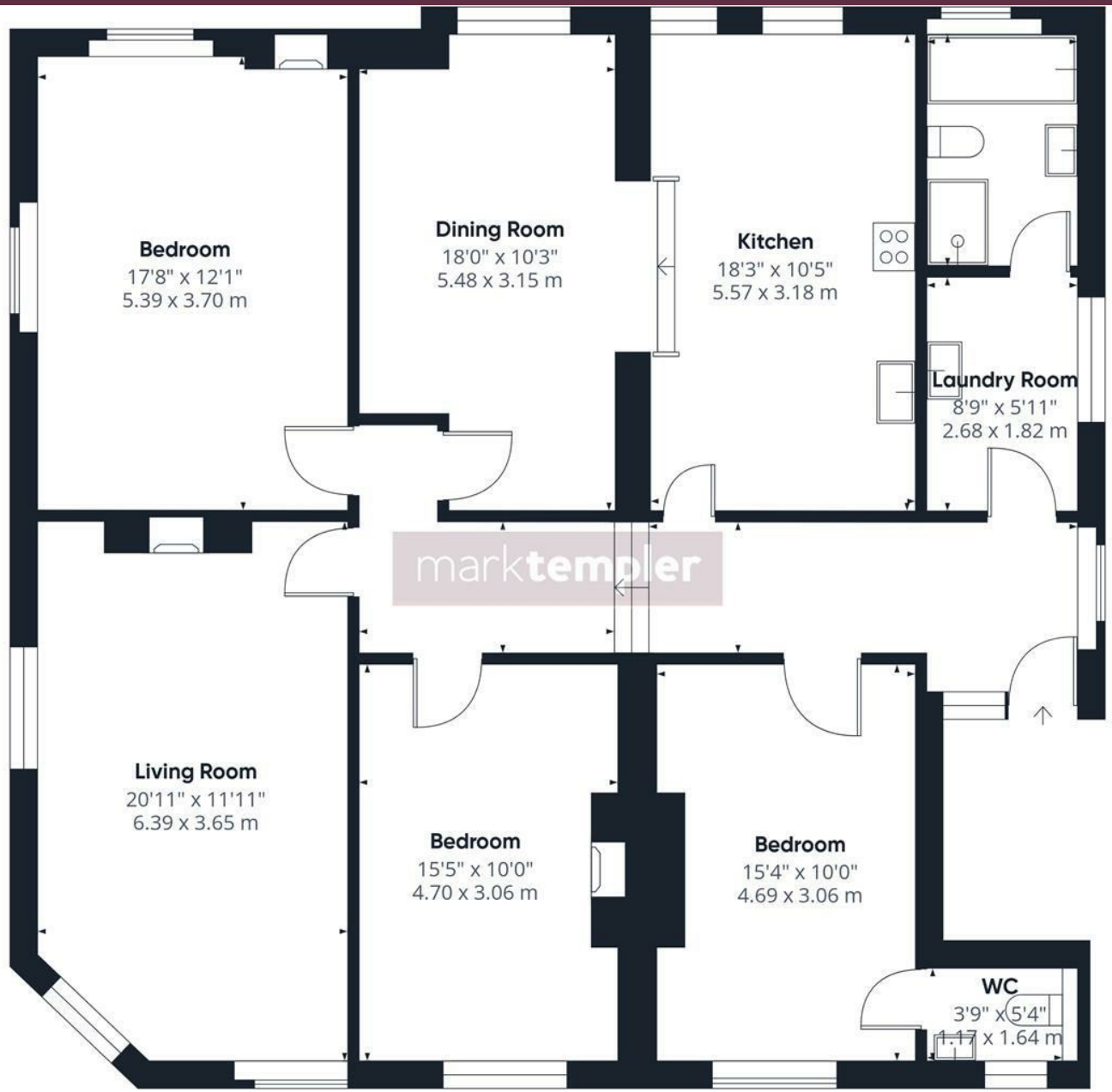
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

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
Lease 999 years from 20/08/1976 (949 left as of 2026),
Ground rent £10 per annum,
Service Charge, no current service charge, residents of the building manage the building,
Lease states pets allowed with prior permission
Lettings permitted = tba
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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