

Claremont Hall, Highdale Road, Clevedon, Somerset. BS21 7LW

£300,000 Leasehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to this exquisite 3-bedroom lower ground floor apartment nestled within the prestigious Highdale Road, Clevedon. Situated in a magnificent listed building, this residence offers a blend of historical charm and contemporary elegance. Boasting a private courtyard-styled garden, this home is a testament to luxurious living.

This lower ground floor apartment is impeccably presented, showcasing a seamless fusion of modern design and classic sophistication. The interiors are beautifully adorned, offering a comfortable and stylish ambiance throughout.

Enter through private double doors into the expansive living/dining room, providing a perfect space for relaxation and entertainment. The property features a contemporary fitted kitchen/breakfast area equipped with a range of integral appliances. It's a culinary haven for aspiring chefs and a delightful spot for casual meals with family and friends.

A separate reception room adds versatility to the layout, functioning as a third bedroom when needed. This space can adapt to your lifestyle, whether as a guest room, home office, or a cozy retreat. There are two additional bedrooms, with the master bedroom boasting an ensuite shower room. The bedrooms are designed for comfort and relaxation, ensuring a peaceful retreat at the end of the day.

The property features modern fitted bathroom suites, enhancing your daily bathing experience. The bathrooms are thoughtfully designed, combining functionality with style.

The apartment is equipped with double glazing and gas central heating, ensuring year-round comfort. It also comes with allocated off-street parking for one car, providing convenience for residents. The enclosed courtyard garden adds an extra layer of privacy and charm to this already enchanting property.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Two Bedroom Apartment
- Period Property
- Modern Bathroom
- En Suite to Master Bedroom
- Garden
- Leasehold
- Gas Central Heating
- Sought After Location



## ROOM DESCRIPTIONS

### Entrance

Secure entrance into private courtyard area with steps down to double doors opening through to;

### Parking

Parking for one car

### Living Room

8' 11" x 29' 3" (2.72m x 8.92m) Double glazed window to front aspect, fire place, radiator, opening into kitchen.

### Kitchen

10' 4" x 11' 4" (3.15m x 3.45m) Range of wall to base units inset one and a half bowl sink and drainer, integrated gas hob with extractor over, integrated microwave and oven, integrated fridge freezer, centre breakfast bar perfect for dining, access into bathroom

### Bedroom/Reception Room

10' 3" x 10' 5" (3.12m x 3.17m) Double door opening through to living room, door opening through to main bathroom, radiator.

### Bathroom

10' 7" x 6' 7" (3.23m x 2.01m) Three piece white suite comprising low level WC, pedestal wash hand basin, paneled bath with shower screen and fitted shower attachment, heated towel rail.

### Bedroom

10' 0" x 14' 0" (3.05m x 4.27m) Double glazed window with front aspect, two double wardrobes, radiator and access into En suite

### En Suite

Low level WC, wash hand basin, fully enclosed shower with fitted shower attachment, heated towel rail.

### Bedroom

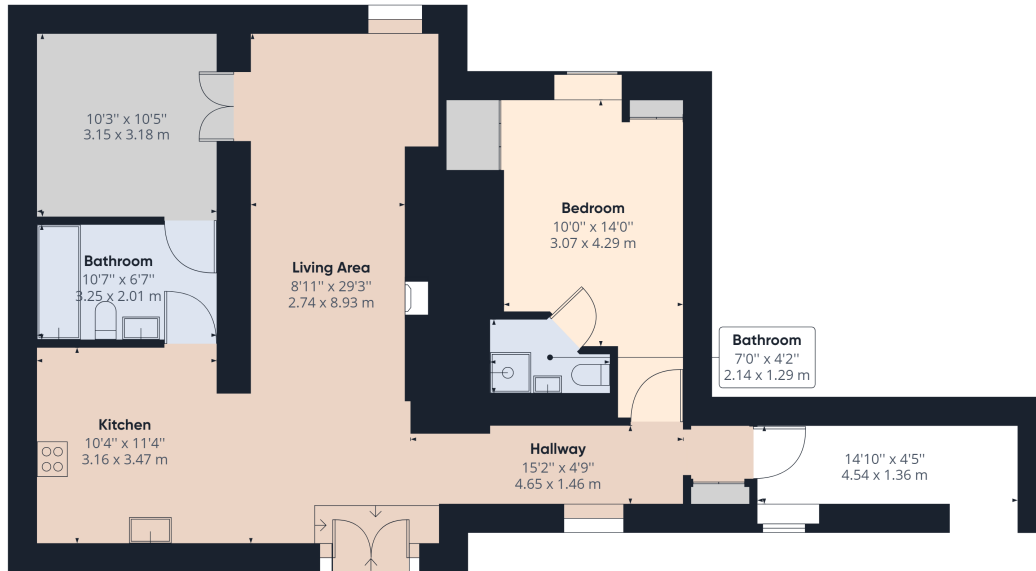
4' 5" x 14' 10" (1.35m x 4.52m) Double glazed window with rear aspect, radiator.

### Rear Courtyard

Fully enclosed courtyard laid to patio perfect for dining with access to front of building.



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
892.66 ft<sup>2</sup>  
82.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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