

FLAT 6, 6 ELTON ROAD

Clevedon, BS21 7RA

Price £395,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

IMMACULATE TOP-FLOOR VICTORIAN APARTMENT WITH VIEWS ACROSS THE BRISTOL CHANNEL

This exceptional top-floor Victorian apartment offers beautifully presented accommodation, effortlessly blending period charm with modern day convenience. Boasting stunning views across the Bristol Channel, this elegant home combines character, style and comfortable living in a truly desirable setting.

Accessed via a shared external staircase to the rear, the apartment opens into a well-proportioned and thoughtfully arranged interior. The accommodation comprises an entrance hall, spacious living/dining room, kitchen, two bedrooms, bathroom and a useful store/utility cupboard.

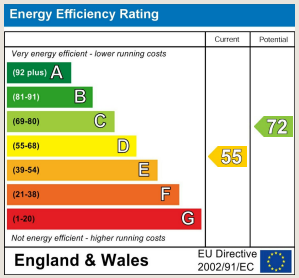
Situation

0.2 Miles - Clevedon Sailing Club
0.3 Miles - Hill Road
0.3 Miles - Clevedon Grade II Pier
0.6 Miles - Salthouse Fields
0.9 Mils - CLevedon Rugby Club
1.0 Mile - Junction 20 of the M5 Motorway

The local area

Local Authority

North Somerset Council Council Tax Band: C
Tenure: Leasehold - Share of Freehold
EPC Rating: D













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Communal entrance

Accessed via the communal car park, external steps lead up to a balcony and entrance door serving the top-floor apartments. Beyond this, an internal staircase and hallway provide access, with the apartment's own entrance door situated to the left-hand side.

Entrance hall

9'2" x 8'10" (2.8m x 2.7m)
Accessed via an impressive solid wooden door with overhead glazing, the entrance hall immediately showcases the character and charm of this Victorian property. High ceilings and glazed detailing enhance the sense of space and light, while beautifully preserved original features reflect the building's period heritage. These include decorative picture rails ceiling roses, cornasing, high skirting boards and substantial solid wooden internal doors, all finished in crisp white. Grey wood-effect laminate flooring runs underfoot, complemented by a wall-mounted radiator. The hallway provides access to all principal rooms within the apartment.

Kitchen

9'10" x 13'9" (3.0m x 4.2m)
The kitchen features an attractive arrangement of white wooden cabinetry along both sides, complemented by wooden worktops for a timeless and practical finish. Appliances include a white porcelain sink with drainer, integrated electric oven, glass hob and stainless-steel extractor hood, with space provided for a freestanding dishwasher.
Retaining the character of the Victorian building, the kitchen benefits from traditional picture rails, a striking wooden sash window with an elegant arched surround and generously proportioned white skirting boards. The walls are finished with a combination of painted surfaces and classic subway tiling, creating a stylish contrast between period charm and contemporary practicality.
Overhead spotlights provide illumination, while charcoal-grey slate-effect floor tiles complete the space. Doors lead from the kitchen to both the entrance hall and the living/dining room, offering convenient access throughout the apartment.

Living / Diner

17'8" x 17'4" (5.4m x 5.3m)
Flooded with natural light, this impressive living/dining room is a standout feature of the apartment, combining generous proportions with an abundance of Victorian character. High ceilings are complemented by traditional detailing, including ornate coving, high skirting boards and original-style picture rails.
A charming fireplace takes centre stage, featuring a black metal insert framed by a white wooden surround, creating an attractive focal point within the room.
The magnificent wooden sash windows are a particular highlight, boasting elegant arched detailing and brass fittings. Overlooking the Bristol Channel and Clevedon's iconic Grade II listed pier, they offer a beautiful coastal outlook while allowing natural light to pour into the space.
Grey carpeting runs underfoot, complemented by a wall-mounted radiator and over head pendant lighting.
A wonderful space in which to relax or entertain, this inviting reception room perfectly showcases the apartment's blend of period charm, natural light and captivating coastal views.

Bedroom one

13'9" x 11'9" (4.2m x 3.6m)
Adding further character to this Victorian home, the room features attractive dark wood flooring, complemented by high skirting boards, decorative coving and a traditional ceiling rose. A large wooden sash window with elegant arched detailing allows natural light to flood the space, enhancing its sense of warmth and charm. Overhead, pendant lighting suspended from the ceiling rose adds a classic finishing touch, while a wall-mounted radiator provides practicality and comfort.

Bedroom two

19'0" x 9'10" (5.8m x 3.0m)
Flooded with natural light, Bedroom Two enjoys the added benefit of front-facing views across the Bristol Channel towards Clevedon's iconic

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Grade II listed pier. Large traditional sash windows, complete with elegant arched detailing, beautifully frame the coastal outlook.
Continuing the period charm found throughout the home, the room features decorative picture rails, high skirting boards and classic coving. A retained chimney breast, a charming reminder of the property's origins as a substantial Victorian home, adds further character and creates attractive alcoves that enhance the room's sense of space and individuality.
Finished with soft grey carpeting and a wall-mounted radiator, this delightful bedroom offers a wonderful combination of Victorian character, natural light and picturesque coastal views.

Bathroom

10'2" x 5'6" (3.1m x 1.7m)
The well-appointed three-piece bathroom continues the property's blend of Victorian character and timeless style. The suite comprises a traditional roll-top bath with elegant silver claw feet, a white porcelain wash basin and a matching WC.
The bath is fitted with an overhead mains-fed shower, offering added convenience for everyday living. The walls are partially tiled with classic white subway tiles, complemented by a striking black tiled feature, while charcoal-grey slate-effect floor tiles complete the look.
Further features include a white porcelain radiator with an integrated towel rail, traditional coving and a generously sized entrance door. A small frosted-glass window provides natural light and ventilation, while overhead spotlights ensure practical illumination.

Store/Utility

Conveniently situated beside the apartment's front door, this versatile storage space offers a wealth of possibilities to suit a variety of needs.
Currently used as a store and utility cupboard, the area provides ample potential to be adapted into a dedicated utility room, traditional larder or even a walk-in wardrobe.
A small window allows natural light to filter into the space, although it overlooks the internal communal entrance rather than providing direct ventilation to the outside.
A useful and adaptable addition to the apartment, this space offers excellent flexibility for prospective owners to tailor it to their individual requirements.

Leasehold Information

We have been advised that there is the remainder of a 999 year lease which commenced in 1978.
The leasehold on this property is held and owned with all 8 owners of the apartments within the main property.
Each owner of a flat in the building becomes a director.
The property has an annual service charge of £1400.00 per annum.
There is currently a Sinking fund pot.

Material information

We have been advised of the following:
Agent note - there are currently plans to update the internal communal entrance leading to the top floor flats.
Council tax band - C
Gas - Mains
Electricity - Mains
Water & sewage - Bristol and Wessex water
Broadband - (the current owner has stated there is a connection of hybrid fibre @ 264 Mbps)
for an indication of specific speeds and supply or coverage in the area, we recommend vising the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.

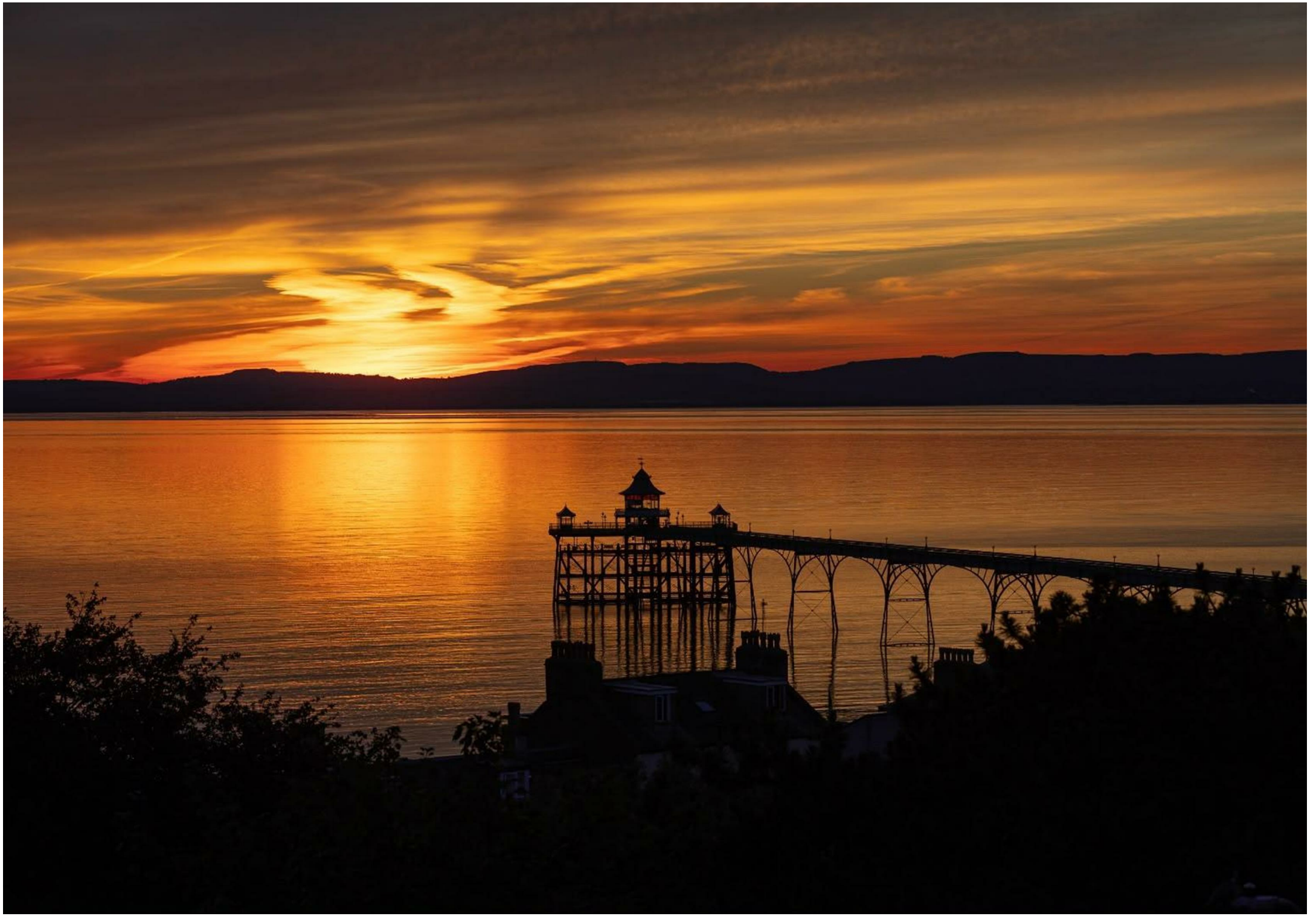
















TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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