



7 Marine Place, Clevedon, BS21 7FX
£925,000

Steven
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Set in the heart of Mid Clevedon, this exceptional coastal townhouse offers an enviable lifestyle defined by light, space and breathtaking views across the Bristol Channel. Built around ten years ago, the property combines contemporary design with a relaxed seaside feel, perfectly positioned to enjoy uninterrupted vistas stretching towards the horizon, the iconic Grade I listed pier and some of the most spectacular sunsets the coastline has to offer. Inside, the home has been thoughtfully designed to make the most of its setting. A stylish kitchen diner opens onto a balcony, creating the perfect space for morning coffee with a sea breeze or relaxed entertaining. The impressive sitting room is a true focal point, featuring high vaulted ceilings that enhance the sense of space and light, along with a second balcony that frames those ever changing coastal views. Across the property are four generous double bedrooms, including a superb principal suite with en suite, complemented by two further well appointed bathrooms, offering flexibility for families or guests. The lower level leads out to a terrace, adding a third outdoor space and providing a sheltered spot for al fresco dining or unwinding at the end of the day. With allocated parking for two cars and the added benefit of being offered with no onward chain, this is a home that is as practical as it is beautiful. Mid Clevedon itself is one of the town's most desirable areas, known for its charming Victorian character, leafy

streets and strong sense of community. Just a short stroll away you'll find Hill Road with its independent shops, welcoming cafés and coastal walks that quickly become part of daily life. Whether it's a morning walk along the seafront, coffee on the hill, or simply watching the tide roll in from your balcony, living here offers a rare blend of tranquillity and convenience, all within easy reach of Bristol and beyond.

Accommodation (all measurements approximate)

SECOND FLOOR (entrance level)

Front door opens to:

Impressive Hall

With stairs to first floor accommodation and stairs descending to the lower level. Wood effect floor.

Cloakroom

Beautifully fitted with a WC with concealed cistern, washhand basin, tiled floor, partially tiled walls, extractor fan, spotlights.

Kitchen/Diner 19' 5" x 14' 3" (5.91m x 4.34m)

A simply magnificent room. Fitted with a comprehensive range of high gloss units with silestone work surfaces incorporating a sink with drainer and mixer tap, double electric oven, four ring induction hob with concealed extractor hood. Integrated

fridge/freezer and dishwasher, wine cooler, breakfast bar, wood effect floor, spotlights, space for a dining table easily seating up to 8 people and doors opening to the private balcony which provides the most outstanding views towards Clevedon's famous Grade I Listed Pier, the Bristol Channel, the Welsh coastline in the far distance and not forgetting those incredible summer sun sets.

THIRD FLOOR

The staircase opens to:

Incredible Sitting Room 19' 5" x 16' 3" (5.91m x 4.95m)

NB. Measurements include the staircase. This incredible room has a high vaulted ceiling with two windows looking out to the rear, wood effect floor and oversized sliding patio doors opening to the second impressive balcony, again providing the most incredible channel views.

FIRST FLOOR

Landing. With stairs descending to the second lower level.

Bedroom 1 17' 6" x 10' 5" (5.33m x 3.17m)

A very impressive master bedroom. Measurements include what can be used as a dressing area and window providing that incredible channel view.

En-Suite

Beautifully fitted with a three piece suite of WC with concealed cistern, floating washhand basin and a king size shower cubicle with mains shower. Partially tiled walls, tiled floor, chrome ladder radiator, spotlights, extractor fan, shaving point.

Bedroom 2 13' 6" x 8' 9" (4.11m x 2.66m)

With window looking out over the Bristol Channel towards the Welsh coastline.

Bathroom

A lovely three piece suite of WC with concealed cistern, floating washhand basin, bath with mains shower and glass shower screen door, partially tiled walls, tiled floor, chrome ladder radiator, spotlights, extractor fan, shaving point.

From the landing stairs descend to the:

GROUND FLOOR

With wood effect floor, understairs cupboard.

Bedroom 3 14' 0" x 9' 4" (4.26m x 2.84m)

With a window looking out onto the private terrace and again taking full advantage of the view towards the Welsh coastline.

Bedroom 4 14' 2" x 9' 9" (4.31m x 2.97m)

A fourth double bedroom with wood effect floor and a door opening out to:

The Terrace

A third outdoor entertaining area! With decking to floor and a view of Clevedon's Grade I Listed Pier.

Bathroom

Beautifully fitted with a three piece suite of WC with concealed cistern, floating washhand basin, bath with mains shower and glass shower screen door, partially tiled walls, tiled floor, chrome ladder radiator, spotlights, extractor fan, shaving point.

Utility Room 6' 4" x 5' 11" (1.93m x 1.80m)

Fitted with wall and base units with a working surface, plumbing for washing machine, space for tumble dryer, extractor fan, tiled floor.

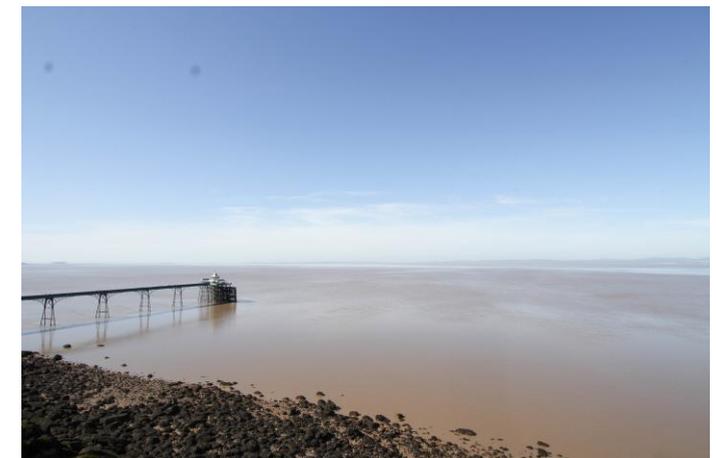
OUTSIDE

From Marine Parade a private driveway leads down the development to two allocated parking spaces and eventually the front door of Number 7. To the left hand side of the front door is:

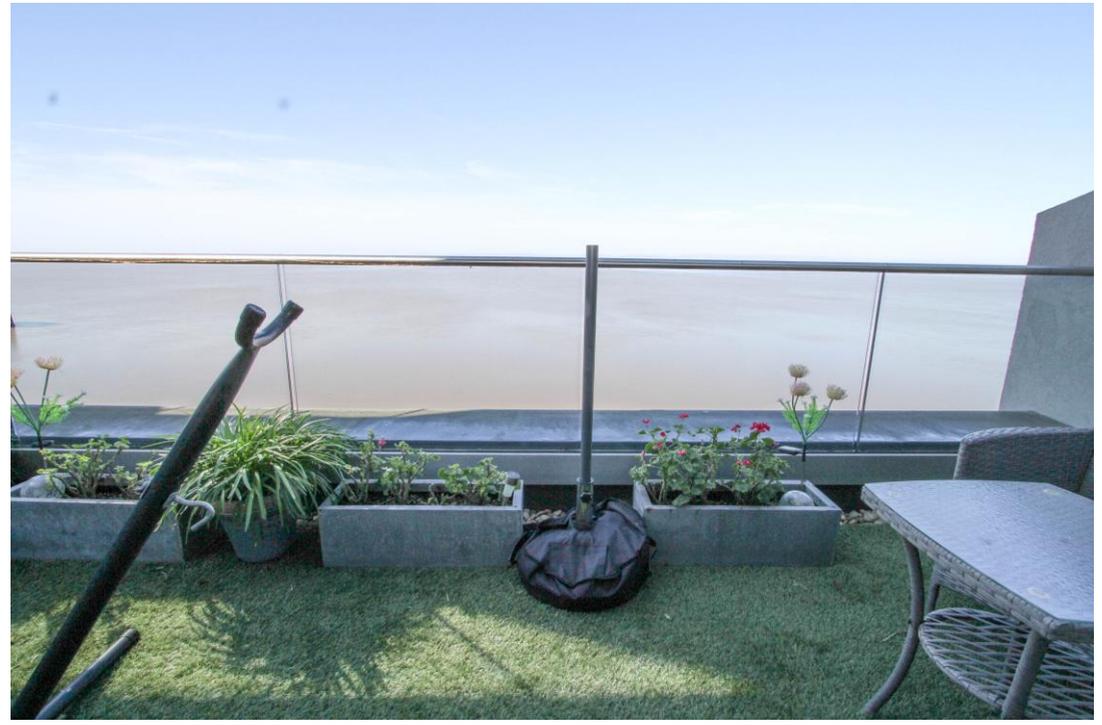
Utility/Store Space 7' 6" x 6' 6" (2.28m x 1.98m)

With access to the pressurised hot water cylinder and this space can also be used for pushbikes etc.

Management Charge: £2,640 per annum





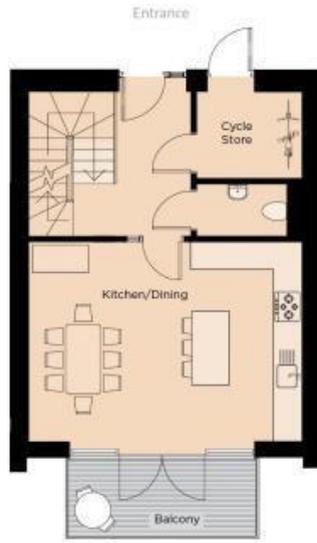


THIRD FLOOR

SECOND FLOOR (ENTRANCE LEVEL)

FIRST FLOOR

GROUND FLOOR



EPC B





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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