



The Penthouse Apartment, 26 Hill Road, Clevedon, BS21 7PH
£465,000

Steven
Smith



Super stylish, contemporary and with some of the most captivating views in town, this impressive penthouse apartment simply has it all! Expertly built approximately 8 years ago and occupied by the current owner since new, every thought has been given to the space, aesthetic and finish to create a top quality home. With both lift and stair access to the top floor, the apartment's light and airy hallway leads to all the principal rooms and provides useful additional storage and utility space. The heart of this fabulous home must be the open plan living area incorporating ample space for sitting and relaxing, dining with friends and family and a cutting edge kitchen area with appliances. From the seating area, doors lead onto a generous veranda where we would challenge you not to be impressed with the far reaching views across Hill Road and far beyond. Truly breathtaking! This impressive home is further complimented by two double bedrooms, the master of which boasts a luxurious en suite and integrated storage and a further boutique style bathroom. Outside, there is an allocated parking space and additional bike store. The Regent is situated within the midst of Clevedon's vibrant Hill Road with a splendid variety of independent boutiques, cafes and restaurants and within a short stroll of the charming sea front and Victorian pier. Sold with no onward chain, a viewing of this truly alluring home is a must!

Accommodation (all measurements approximate)

Communal entry door with video entry system opens to the hall with stairs and lift access to the third floor with a hall leading to the front door of Apartment 17. Front door opens to:

Hall

Video entry receiver, cupboard for shoes and coats and a utility cupboard with plumbing for washing machine and access to the pressurised hot water cylinder.

Open Plan Living 24' 1" x 15' 4" (7.34m x 4.67m)

Such an impressive light and airy space with feature window looking out onto Hill Road and sliding patio doors opening to a stunning veranda with breathtaking views across Clevedon and Hill Road.
Engineered oak floors.

Stunning Veranda

With breathtaking views across Clevedon and Hill Road.

Kitchen Area

Exquisitely fitted with a range of high gloss fronted wall and base units with silestone working surfaces incorporating a sink with mixer, integrated appliances to include fridge/freezer, dishwasher, double electric oven, electric induction hob with contemporary extractor hood, spotlights.

Bedroom 1 11' 11" x 9' 0" (3.63m x 2.74m)

Window looking out onto Hill Road and up towards Dial Hill. Measurements exclude a built in wardrobe.

Luxury En-Suite

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

Bedroom 2 11' 8" x 11' 3" (3.55m x 3.43m)

Window looking out to Hill Road.

Bathroom

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

OUTSIDE

From Hill Road there is a pathway which leads to the communal front door. To the right hand side a communal drive descends and leads to the rear of the property where Apartment 17 has one allocated parking space. There is also access to the building via the car park. Apartment 17 also has the use of a communal bin storage area and a secure bike store.

The Veranda

The veranda is a generous size and is laid to decking with a chrome handle and glass balustrade and provides the most breathtaking views across mid Clevedon taking in Hill Road and back up towards Dial Hill. On the right hand side the views extend across Clevedon in a southerly direction towards the Mendips and taking in the Bristol Channel towards Sand Bay.

Lease Details:

Term: Originally 999 years from and including 1 January 2014

Management Company: 3Sixty

Management Charge: £150.50 per calendar month

Ground Rent: £250 per annum







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health & Safety Statement

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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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