



24 SEVASTOPOL ROAD,
HORFIELD, BS7 0FJ

GOODMAN
& LILLEY







24 SEVASTOPOL ROAD

HORFIELD BS7 0FJ

ASKING PRICE
£335,000

A beautifully presented three bedroom modern townhouse, ideally situated within walking distance of Horfield Common and Southmead Hospital.

This fantastic home offers contemporary living across three floors, featuring a master bedroom with en suite facilities, two further bedrooms, a bright, open-plan living space, and sitting room with balcony. The property also benefits from a private garage and off-street parking — a rare find in such a prime location. Perfect for professionals, families, or investors seeking convenience and comfort in a sought-after area.

Location

Situated just off of Gloucester Road and Horfield Common, close to Southmead Hospital and other major employers such as Airbus, the MOD and Rolls Royce along with the University of the West of England. The Gloucester Road also offers a wide range of amenities and great access to Bristol City centre.

Summary

In brief the accommodation comprises: The house is entered from the ground floor by an entrance hallway with stairs to the first floor, and also providing access to a generous garage area with a separate utility room. To the first floor a sitting room with generous balcony, modern fitted kitchen / breakfast room and a cloakroom/WC. The second floor accommodates all three of the bedrooms, the master bedroom with an en suite shower room, and there is a main bathroom for the use of the other two bedrooms.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance Hall

To the ground floor the entrance hall is accessed from the front via a entrance door from the road with door to the garage and stairs rising to the first floor.

Garage

A good sized garage with up and over door to the front onto the street, double glazed window to the rear, light and power, door to a utility room.

Utility

With double glazed window to the rear, work surface and plumbing for washing machine.

First Floorer

Landing

Light and bright with further stairs to the second floor, double glazed windows to the rear, radiator, doors to:

Sitting Room

A good sized main reception room with double glazed window to the rear and double doors to a front balcony, radiator.

Balcony

A generous balcony area /outside space with room for table and chairs and more.

Kitchen / Dining Room

A modern fitted kitchen / breakfast room with ample space for breakfast area, fitted kitchen units, sink unit and integrated appliances. Built in storage cupboard, double glazed window to the front and double doors to a Juliet balcony.

Cloakroom / WC

Fitted with a low level WC and wash basin.

Second Floor

Landing

With double glazed window to the rear, built in storage, doors to:

Master Bedroom

With double glazed window to the front, built in wardrobe, radiator and door to an en suite shower room.

En Suite Shower Room

Fitted modern suite in white comprising shower cubicle, wash basin and low level WC with tiled surrounds, radiator and double glazed window to the rear.

Bedroom Two

Double glazed window to the front aspect, radiator.

Bedroom Three / Study

Double glazed window to the front aspect, radiator.

Bathroom

Fitted modern white suite comprising panelled bath, low level WC and wash basin, double glazed window to the rear and centrally heated towel rail / radiator.

Parking

There is one parking space in front of the garage at the front of the property.

Further Information

* Leasehold 999 years from new
* £1250 management fee annually / ground rent included



- Modern Townhouse
- Three Bedrooms
- Integrated Garage with Utility / Parking Space
- Superbly Located
- En Suite to Master Bedroom
- Balcony
- Seperate Kitchen/Diner and Sitting Room
- Bathroom and Separate WC



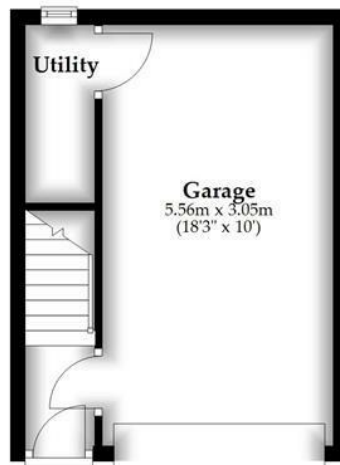


GOODMAN
& LILLEY





First Floor



Ground Floor



Second Floor

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