



23 BEAUFORT ROAD,
CLIFTON, BS8 2JX

GOODMAN
& LILLEY



Location

Situated in Beaufort Road, linking Pembroke and St. John's Road, this delightful, peaceful residential enclave is highly sought after, providing easy access to nearby Whiteladies Road with its mix of independent bars, restaurants, shops, and supermarkets with regular bus services to both north and south Bristol and Temple Meads train station. Clifton village with its plethora of independent boutiques and the iconic Clifton Suspension Bridge are also within a mile or so. Durdham Downs, approximately half a mile away, offers access to around 400 acres of green open space. Beaufort Road is within the catchment for Cotham School, with a wealth of excellent independents to include Clifton College, Clifton High, QEH, and Bristol Grammar school in easy walkable distance.

Accommodation

Ground Floor

The main front door of the building leads into a vestibule which runs the depth of the building to the rear garden and gives access to the upper floors & entrance to the maisonette. An inner entrance hall leads to two extremely large reception rooms and a bathroom.

Front Drawing Room

This stunning room to the front of the property has a southerly aspect and is bathed in sunshine and natural light. Vastly high ceilings, deep skirting boards, period fireplace, original shutters, a generous bay window and an additional window, this room could arguably be put back to its original format to create an additional separate space.

Rear Drawing Room

Another reception room with impressive proportions and features to the rear of the property and overlooking the private rear garden. This room also benefits from a second bay window and original shutters.

Bathroom

A fully functional family bathroom on this level allows for flexible living.

Internal Staircase to Lower Ground

Double Reception Room

This double reception room on the lower level of the property mirrors the principal

room above with a south facing bay window and another sash to the side, and allows this room to be split as required. This room has the added benefit of matching fireplaces at either end of the room.

Kitchen

A fully fitted kitchen to the rear of the property with a range of base and wall cupboards, built in oven and hob, double sink, and door giving access to the rear garden.

Large Reception/Bedroom

Another large room to the rear of the property with raised bay window and shutters, more recently used as a bedroom.

Internal Room

An internal room links the lower hallway to an additional entrance.

Internal Cloakroom

Arranged with a w.c., and wash hand basin.

Cellar

With fitted wine racks and door giving access to the rear garden.

Lower Ground Floor Entrance Hallway

A door from the front garden gives private access to the lower ground floor.

Front Garden

Setting the property back from the road, the walled front garden with gate and pathway providing access to the building. Offering great parking potential, subject to the necessary permissions.

Rear Garden

A good sized rear garden, paved with raised beds with access from both ground and lower ground levels.

Additional Information

The front external facade of the building is to be re-pointed and cleaned, with the upper floors to undergo a major refurbishment programme, and retained as four self contained apartments.

New lease to be setup - details to be confirmed

- Fantastic Clifton Location
- Flexible Living Accommodation
- Three/Four Bedrooms
- Potential For Off Street Parking

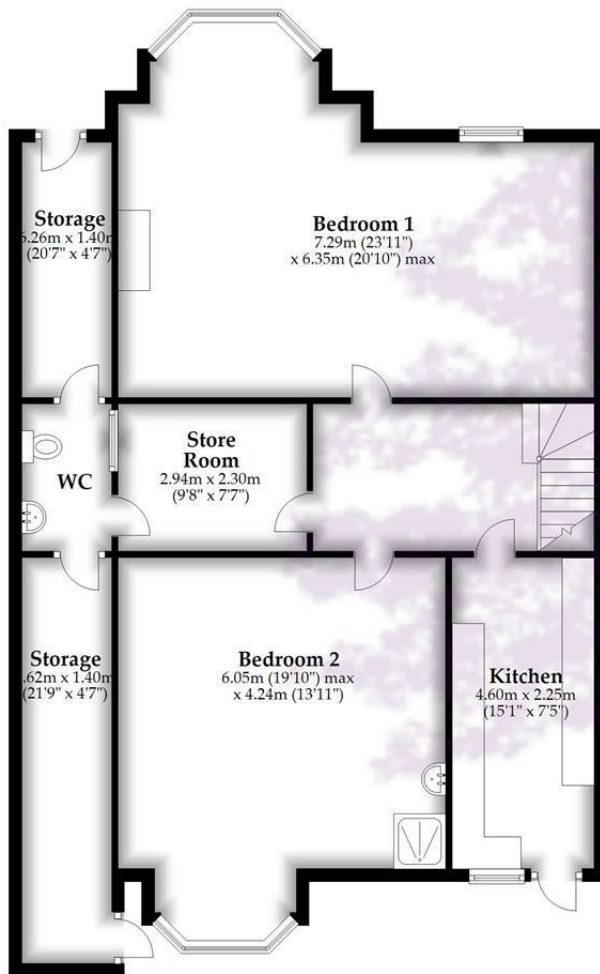
- Arranged Over Two Floors
- Private Access
- Private Front & Rear Gardens
- No Onward Chain



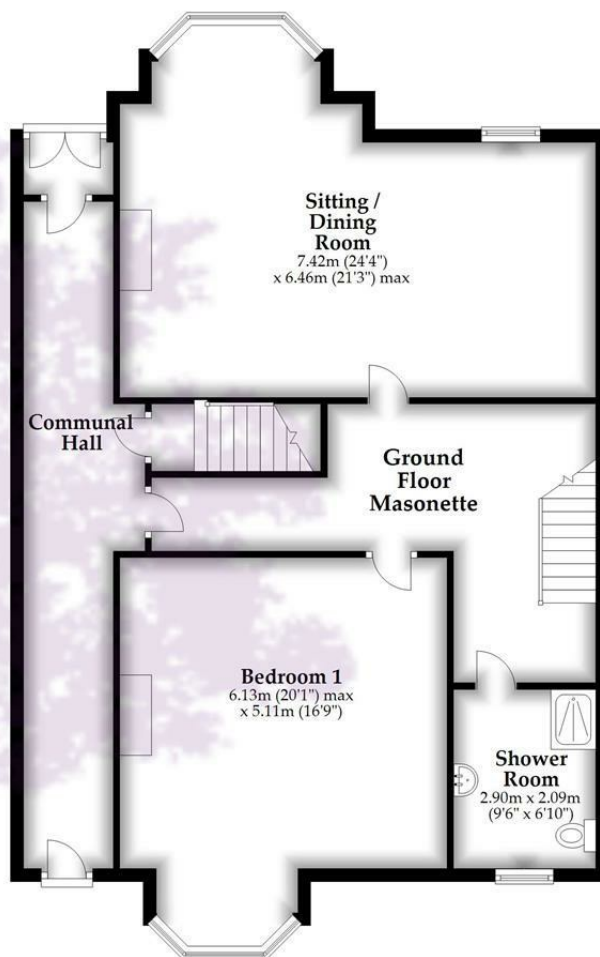
£800,000



Lower Ground Floor
Approx. 109.0 sq. metres (1173.7 sq. feet)



Ground Floor
Approx. 105.8 sq. metres (1138.3 sq. feet)



Total area: approx. 214.8 sq. metres (2312.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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