estate agents auctioneers

hollis morgan

Flat 1, Sydney Villas Southernhay, Clifton Wood, Bristol, BS8 4TL

Offers In Excess Of £300,000

A handsome & charming hall floor conversion with private entrance and front garden.

- Bay Fronted Conversion
- Private Entrance
- Separate Kitchen
- Tiled Bathroom
- Front Garden with shed and decking area
- Harbour Views
- No Onward Chain

The Property
This delightful one-bedroom apartment, filled with period features, is located on the ground floor of a stunning Victorian villa. The property enjoys a spacious garden and offers expansive views over the city and the harbour.
The generously sized reception room is a true highlight, featuring a traditional bay window and wood panelling, intricate ceiling rose, fireplace with cast iron surround and beautiful wooden flooring. Adjacent to the reception room is the modern, separate kitchen, which is well-equipped with floor and wall-mounted cupboards, electric hob and extractor fan and freestanding washing machine and fridge freezer. Next to the kitchen is the fully tiled contemporary shower room, fitted with a three-piece suite comprising a WC, mains-fed shower, and a vanity unit with a basin and mixer tap.
The large bedroom benefits from plenty of natural light, as well as lovely views over the garden through a traditional sash window, fitted with original shutters. It also features a handy fitted cupboard for additional storage.
The property further benefits from its own private garden, which includes a shed and decking area conveniently positioned just outside the bedroom window, providing a perfect space to relax and enjoy the outdoors.

Location
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

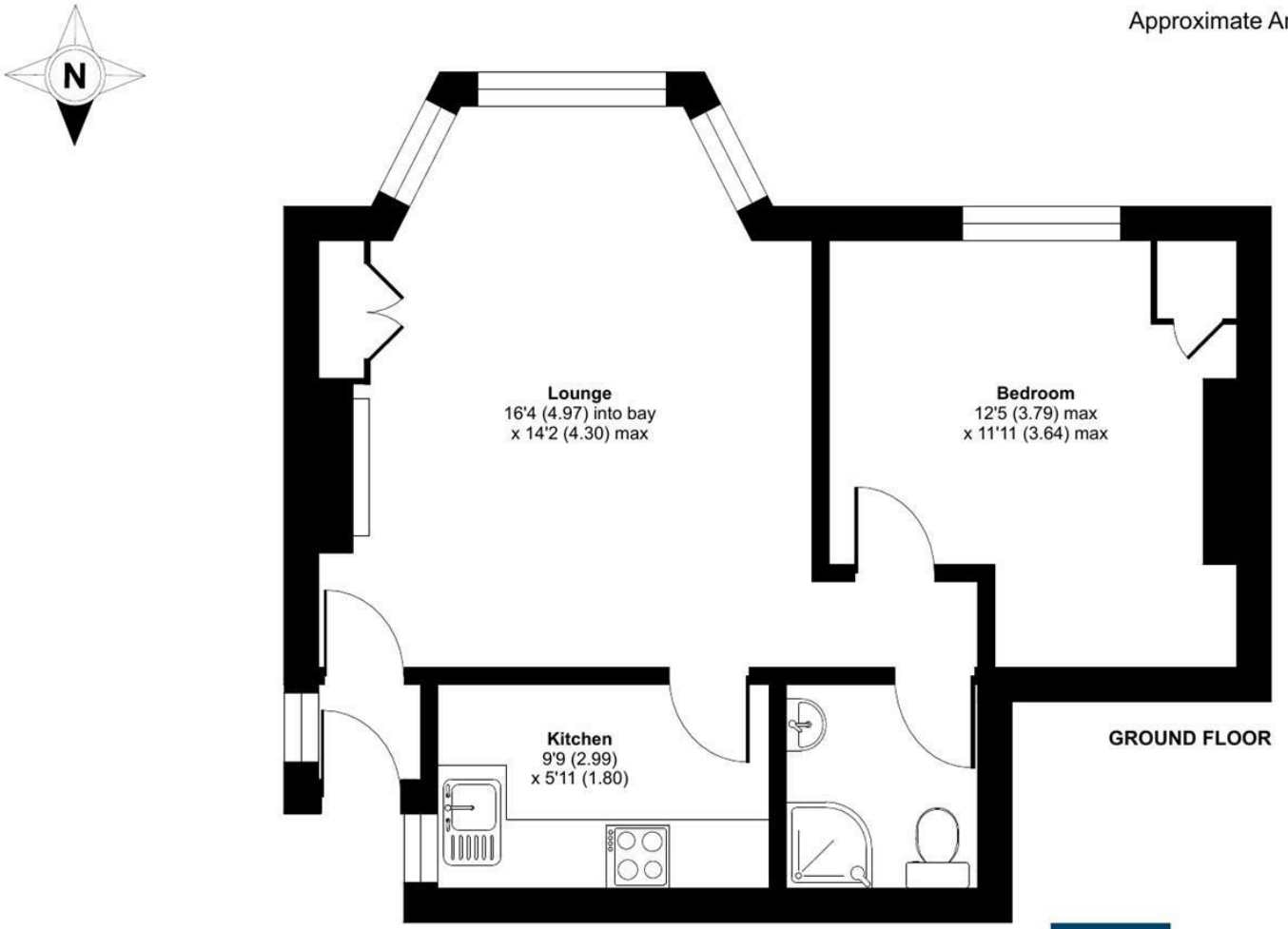
Other Information
Leasehold: 999 years from 01/01/1984 - Share of Freehold
Ground rent: NA
Management fees: £750 PA
Council Tax: B

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

Sydney Villa, Southernhay, Clifton Wood, Bristol, BS8

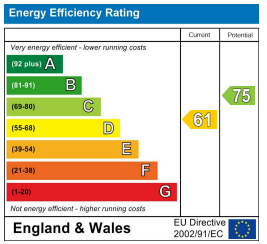
Approximate Area = 478 sq ft / 44.4 sq m

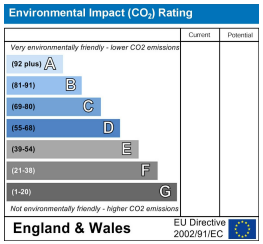
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1230337

hollis morgan





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan