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**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

Ground rent: NA

Management fees: £750 PA

Council Tax: B

#### Please Note

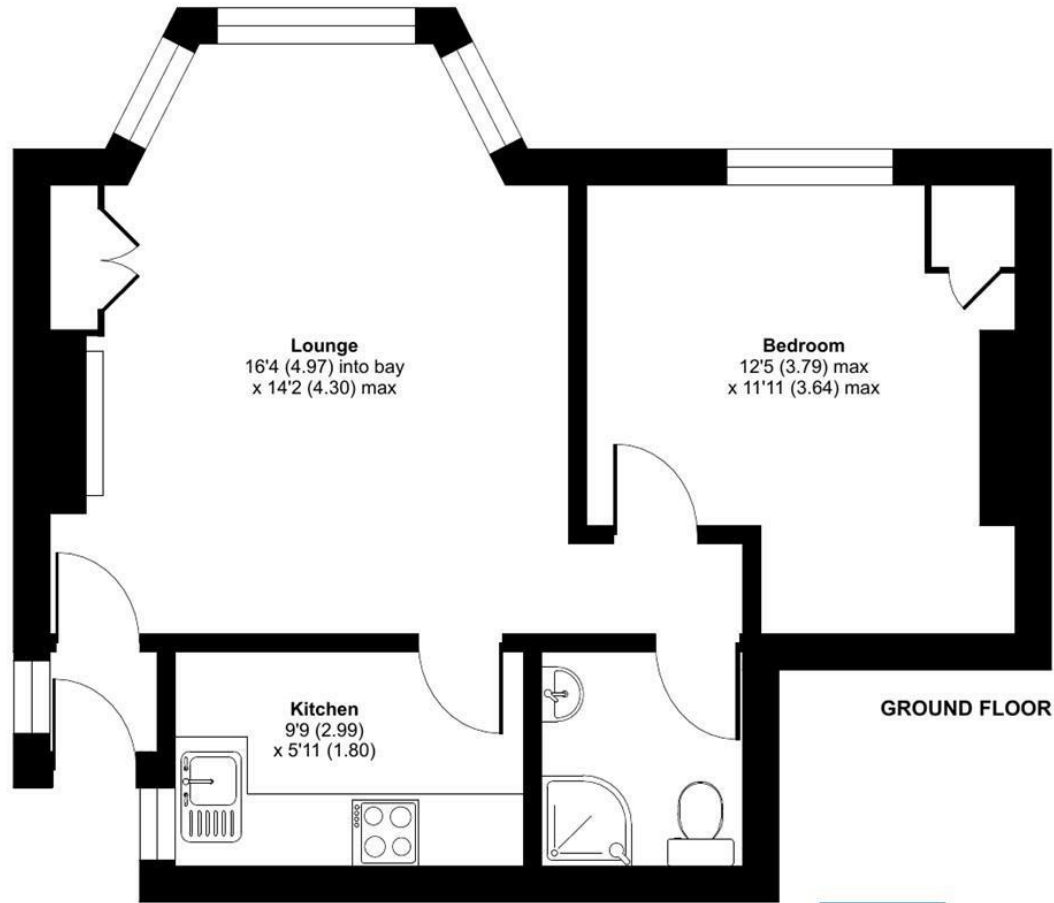
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Approximate Area = 478 sq ft / 44.4 sq m

For identification only - Not to scale



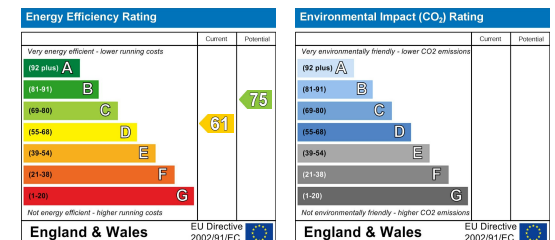
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1230337



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

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

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



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