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hollis morgan

1, Sussex Mews Sussex Place, Bristol, BS2 9QP

Offers In Excess Of £420,000

BACK TO MARKET 2/9/24 - An exciting opportunity to purchase a highly energy efficient, three story end of terrace town house, with a wrap around roof terrace and rear garden, situated in the popular suburb of St Werburghs.

- Three Story Townhouse
- Highly Energy Efficient
- 1 Owner from New
- Study
- Solar Panels
- Three Double Bedrooms
- Courtyard Garden
- Open Plan
- EPC - B
- End of Terrace

The Property
Sussex Mews is an exclusive development of just six contemporary two and three-bedroom Freehold townhouses. These attractive homes have bright and airy accommodation arranged over three floors with courtyard gardens and have been constructed to the highest environmental standards to ensure low heat loss and energy waste whilst effortlessly blending into the surrounding neighbourhood.

1 Sussex Mews has been delicately maintained and well cared for since it first sold as a new build in 2019 to its current owners. Internally, the property comprises of an impressive ground floor open plan arrangement, with a high spec kitchen located centrally within the room with space for a formal dining table at the front of the property and an informal seating area at the rear which leads to the garden via some sliding patio doors.

On the first floor are two bedrooms including a sizeable principal room featuring an en-suite with a further double bedroom and family bathroom.
Ascending to the top floor is an additional bedroom and study with access to the wrap around roof terrace providing additional outdoor space as well as views stretching across the colourful scenery of St Werburghs.

Externally the property includes a patioed front garden, side access and a rear east facing courtyard garden.

Location
St. Werburghs is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket there's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

Further Information
Tenure - Freehold

Please Note
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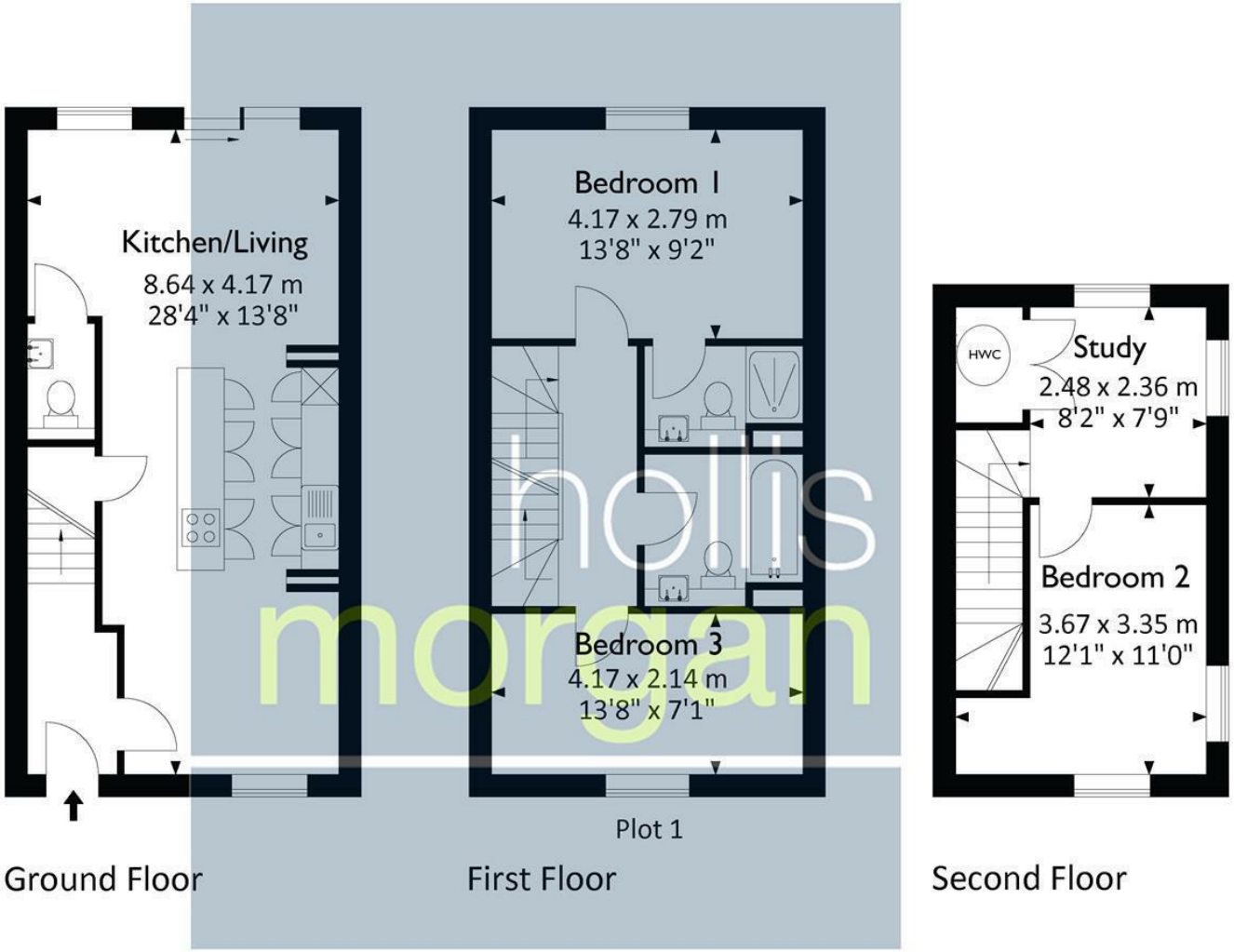
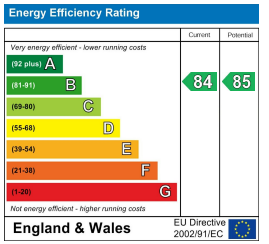
Plot 1

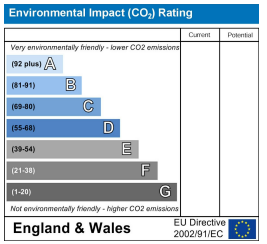
Approx. Gross internal Area
969 Sq Ft - 90.02 Sq M



For illustrative purposes only. Not to scale.

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.
Floor plan produced by Westcountry EPC.





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