

Salthouse Road Clevedon BS21 7TR

Offers Over £200,000

marktempler

RESIDENTIAL SALES





	Property Type		How Big
	Flat		657.00 sq ft
	Bedrooms		Reception Rooms
2		1	
	Bathrooms		Warmth
1			Electric
	Parking		Outside
Garage		Communal	
	EPC Rating		Council Tax Band
E		B	
	Construction		Tenure
Standard			Leasehold

Set in an enviable top-floor position, this two-bedroom flat enjoys spectacular dual-aspect views stretching across Clevedon's Marine Lake, seafront, and iconic pier, with the Bristol Channel and Welsh coastline beyond.

While the flat would benefit from some updating, it presents an exciting opportunity for a new owner to put their stamp on a spacious coastal home. Inside, the layout includes a generous dual aspect living room that makes the most of the incredible views, two well-proportioned double bedrooms, a separate fitted kitchen, a shower room, and useful built-in storage cupboards.

Beyond the property itself, this location offers an idyllic lifestyle. Just moments from the building, Clevedon's stunning seafront and Marine Lake provide the perfect setting for scenic walks, paddleboarding, swimming or simply relaxing by the water. A short stroll along the promenade leads to Hill Road, home to an excellent selection of independent restaurants, cafés, and bars, while Clevedon's town centre offers further amenities, shops, and everyday essentials.

For convenience, the property benefits from a single garage, ideal for parking or additional storage. The communal hallway also features a lift, ensuring easy access to the top floor.

With breathtaking surroundings, coastal charm, and endless potential, this property is a rare opportunity to create a beautiful home by the sea while enjoying everything Clevedon has to offer.



Top-floor apartment with breathtaking views – a fantastic opportunity by the coast



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

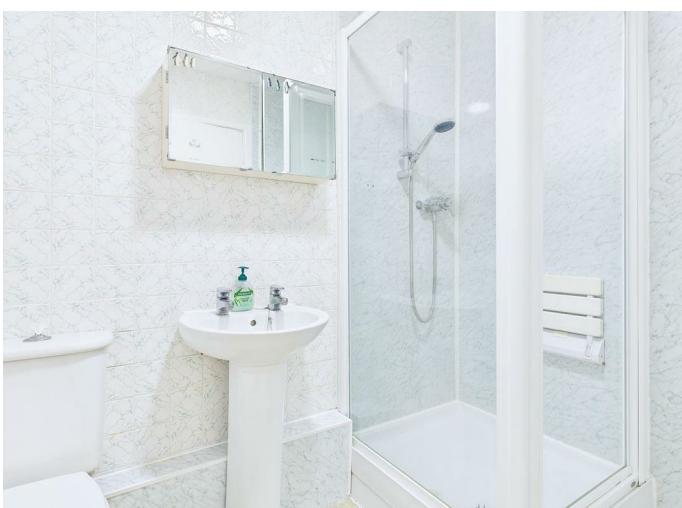
Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION

999 year lease from 21.11.1973

Service Charge = £2303.22 per annum reviewed annually at the agm meeting

Holdshare are the managing agent

Ground Rent = £15 per annum

The lease does not permit pets

The lease permits letting

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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