



32A BELLEVUE CRESCENT

Clifton, Bristol BS8 4TE



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A beautiful two bedroom hall floor flat in an enviable location with far reaching leafy green views over Brandon Hill, enclosed front and rear terrace and off street parking.

* CHARMING PERIOD HALL FLOOR FLAT WITH KITCHEN EXTENSION *
FABULOUS FAR-REACHING VIEWS FROM SUN SOAKED TERRACE * END
OF TERRACE ON THE EDGE OF A PRIVATE LANE * TWO DOUBLE
BEDROOMS AND TWO BATH / SHOWER ROOMS * DUAL ASPECT KITCHEN
EXTENSION * EXCELLENT STORAGE THROUGHOUT
* INDEPENDENT PRIVATE ACCESS VIA A GATE ON BELLEVUE COTTAGES
* QUIET, NO THROUGH ROAD * CATCHMENT FOR BOTH HOTWELLS AND
CHRISTCHURCH PRIMARY SCHOOLS * OFFERED CHAIN FREE * EPC: D

Situation

Bellevue Crescent is a fabulous Victorian Crescent of period houses, built of local Cabot Stone situated between Clifton Village, Clifton Triangle and the wonderful floating harbour.

The residents enjoy a highly regarded community spirit, with a well-attended annual street party (when and where possible) and it is popular with many families due to its convenient location close to several of Bristol's leading schools (BGS, QEH and Clifton High School are all within 1 mile), and within the catchment area for both Hotwells and Christchurch Primary Schools.

A short walk down White Hart steps will take you down to the Bristol waterfront and floating harbourside, whilst also being only moments away from the hustle and bustle of Clifton Village.

Share of Freehold

32A Bellevue Crescent is a wonderfully proportioned hall floor flat which includes a modern kitchen extension, boasting beautiful green views over Brandon Hill from its dual aspect windows.

The current owners have refurbished the flat, adding a kitchen extension, all of the windows and external doors have been double glazed and a beautiful new shower suite and bathroom has been installed. Throughout they have used sustainable building materials and insulations including limecrete floors throughout, lime plaster and 40mm cork insulation.

Access to the flat is via an attractive gate on Bellevue Cottages which leads directly onto the private flag stoned terrace. From here,





access directly into the living room or kitchen is possible.

The charming reception room sits beyond a large set of French doors and enjoys the same glorious views over and beyond the pretty front courtyard. The room is a good size with ample room for a sofa, arm chairs and a dining table whilst also benefitting from a large concealed cupboard, perfect for coats, shoes and the vacuum cleaner!

The kitchen itself is a lovely dual aspect room, with views across the garden to Bristol Cathedral beyond and a tiled floor. Paired back with open shelving and beautiful tiled splashbacks across the wall there is plenty of floor mounted storage cupboards and a generous amount of wooden worktop prep space. A quaint breakfast bar with stools overlooks the courtyard.

The kitchen is very well appointed and hosts an array of fittings and utilities which include electric oven, hob, dishwasher. The kitchen is also dual aspect with a selection of large double glazed windows which allow light to pour into the room

Beyond the reception room and to the rear are two double bedrooms. The master bedroom is a good size with ample room for plenty of freestanding furniture, whilst also enjoying use of a large en-suite bathroom which has a window overlooking the internal courtyard, complete with integrated and a panelled bath with freestanding brass tap, w.c. and sink.

Adjacent to the master bedroom is a newly installed beautiful wet room / shower room which has a large walk in shower, large vanity sink, and w.c.

To the rear of the property is the second bedroom which is a good size and has large built in wardrobes which have been installed on either side and a set of double glazed French doors leading out to the second courtyard and vaulted storage.

Outside

No. 32A has a beautiful sun-drenched south facing front courtyard which is the perfect environment for entertaining or alfresco dining with a Mediterranean feel, whilst also being very peaceful and private.

The property enjoys ownership of an off-street parking space on Bellevue Cottages which has existing wiring for an electric vehicle charging point as well as has sole use of an additional 'on street' parking bay for an additional vehicle. The parking space benefits from a small garden area around it too.



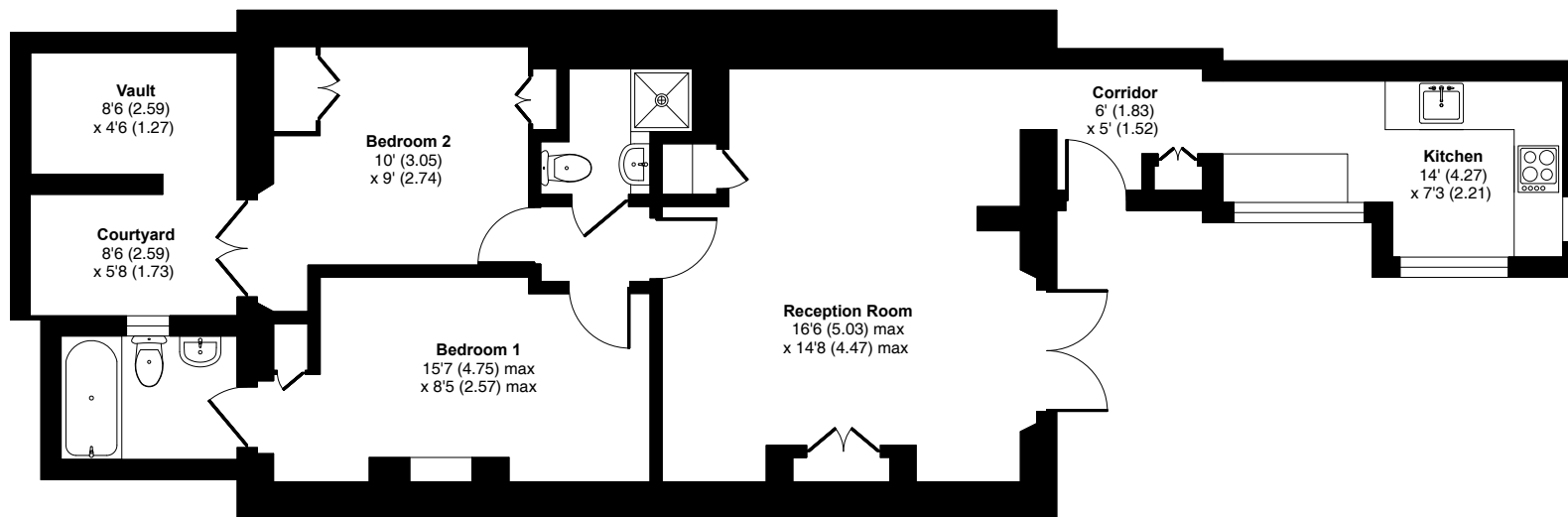
Bellevue Crescent, Bristol, BS8

Approximate Area = 730 sq ft / 68 sq m

Outbuilding = 43 sq ft / 4 sq m

Total = 773 sq ft / 72 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Rupert Oliver Property Agents. REF: 865509



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