

17B, Downleaze, Stoke Bishop, Bristol, BS9 1LT

Asking Price: £625,000

westcoast PROPERTIES

- Elegant apartment in stunning period building
- Superb location on the Durdham Downs
- Spacious and well-proportioned accommodation
- large principal bedroom. 2 further bedrooms with one en-suite
- Large sociable kitchen/diner with outlook over the Downs
- Gated parking area/two garages
- NO ONWARD CHAIN





# 17B, Downleaze, Stoke Bishop, Bristol, BS9 1LT

Occupying an enviable position overlooking the beautiful Durdham Downs, this impressive three-bedroom first-floor apartment offers a rare opportunity to enjoy spacious, elegant living within a handsome Grade II listed Victorian period building.

**Description and Location**:
Extending to approximately 1,431 sq ft, the property boasts generously proportioned accommodation, presented in very good condition throughout, with a wonderful sense of space and an outlook that makes the most of its exceptional setting.

Further enhancing its appeal, the apartment benefits from a private balcony, ideal for relaxing and enjoying the surroundings, together with the considerable advantage of a twin garages with power and light within a secure, gated parking area. The location is equally impressive, with the vibrant amenities, cafés and boutiques of Clifton Village and Whiteladies Road both within easy reach, while the beautiful open expanses of The Downs are quite literally on the doorstep. Combining period charm, exceptional space and a highly sought-after setting, this is a truly appealing home in one of Bristol's most desirable locations.

**Communal Entrance & Reception Hallway**:
A side entrance door opens into a communal reception hallway, shared with one other flat, with stairs rising to the private entrance door. The personal front door, part obscure glazed, opens into the:

**Reception Hallway**:
A particularly spacious reception hallway with borrowed-light screens overlooking the communal reception hall and staircase. Features include a built-in double cupboard, moulded corners and a central ceiling rose. Radiator. Solid oak doors with triple glazing lead to the living room, kitchen/diner, bedroom two and bathroom, with a further doorway leading to an inner hallway.

**Inner Hallway**:
Useful built-in double wardrobe with hanging rail and shelf over, together with a further storage cupboard above. Doors lead to bedrooms one and three.

**Living Room**:
A delightful and bright reception room featuring a deep turret corner window enjoying lovely far-reaching views over the Downs, together with a further secondary-glazed window to the front aspect, also benefiting from views over the Downs. Large double radiator, moulded corners and central ceiling rose. A beautiful white marble fireplace surround with inset Victorian-style grate houses a real-flame gas fire with black granite hearth.

**Kitchen/Diner**:
A superbly sociable room with large windows to the front aspect overlooking the Downs. The kitchen area is comprehensively fitted with a range of base cupboards and drawers, complemented by black granite work surfaces incorporating a moulded stainless-steel one-and-a-quarter bowl sink and drainer. Included is a range-style cooker with stainless-steel splashback and cooker hood over, together with an integrated dishwasher and an American-style fridge/freezer with cupboards to either side and an open shelf above. Recessed ceiling spotlights to the kitchen area, moulded corners and a large Victorian-style radiator.

**Bathroom**:
Obscure-glazed window to the side aspect. Large corner panelled bath with shower over, low-level WC and vanity unit incorporating a wash hand basin with cupboard beneath. Mirror, strip light, glass shelf and cabinet over. Included is a washing machine with shelving and storage above. Chrome heated towel rail, part-tiled walls and tiled floor. Wall-mounted cupboard housing the gas boiler (fitted June 2025) and recessed ceiling spotlights.

**Bedroom 1**:
A well-proportioned bedroom with glazed door opening onto the private balcony. Double radiator, moulded corners and central ceiling rose. Door to:

**En-Suite Shower Room**:
Obscure-glazed window to the side aspect. Fully tiled double shower cubicle, pedestal wash hand basin and low-level WC. Part-tiled walls, tiled floor and radiator.

**Bedroom 2**:
A vast bedroom with large windows to the side aspect, enjoying excellent natural light. Large double radiator, moulded corners and central ceiling rose. Vanity unit incorporating a wash hand basin with cupboards beneath and glass splashback. Large floor-to-ceiling built-in wardrobes with four sliding doors.

**Bedroom 3**:
Double-glazed window to the rear aspect, double radiator and moulded corners.

**Private Balcony**:
Accessed directly from bedroom one, the private balcony enjoys a westerly aspect.

**Parking and Garages**:
To the rear of the property are two single garages, both accessed via an electric gate and with up-and-over doors, power and light.

**Tenure**:
999 years from 25 March 1969

**Material Information**:
We understand that the costs of maintaining the building, together with the associated buildings insurance, are shared equally between the three flats, with each flat contributing one-third. The current monthly service charge is £150. There is no ground rent payable.

Council Tax band E which for the current year 2026/2027 is £3,316.72
















**VIEWING ARRANGEMENTS:**

By appointment with Westcoast Properties

Tel. No: 0117 908 0062

E-mail: infobishopston@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

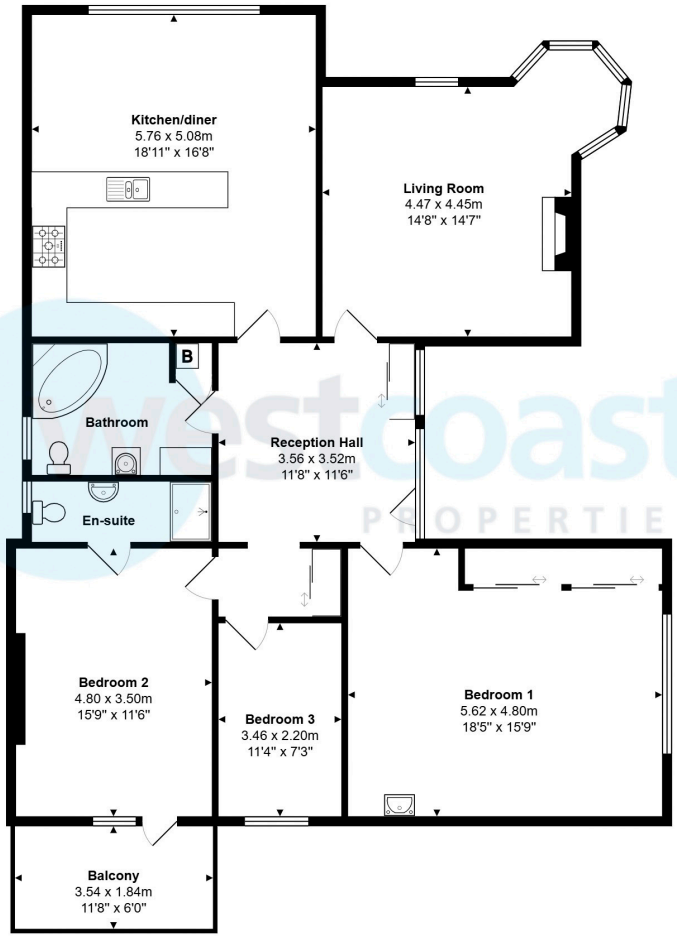
**PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.**

**PLEASE NOTE:**

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable 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. 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. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.




Area: 132.9 m² ... 1431 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

westcoast PROPERTIES

## Weston-super-Mare

13/14 Alexandra Parade, Weston Super Mare, Somerset, BS23 1QT
infoweston@westcoastproperties.uk.com
01934 414128

## Portishead

20 High Street, Portishead, Bristol, BS20 6EW
infoportishead@westcoastproperties.uk.com
01275 849362

## Nailsea

67 High Street, Nailsea, North Somerset, BS48 1AW
infonailsea@westcoastproperties.uk.com
01275 857773

## Burnham-on-Sea

28 High Street, Burnham On Sea, Somerset, TA8 1PA
infoburnham@westcoastproperties.uk.com
01278 784884

## Bishopston

58 Gloucester Road, Bishopston, Bristol, BS7 8BH
infobishopston@westcoastproperties.uk.com
0117 908 0062

## Patchway

5 Coniston Way, Patchway, Bristol, BS34 5PA
infopatchway@westcoastproperties.uk.com
0117 969 7373

westcoast PROPERTIES

rightmove OnTheMarket TDS Tenancy Deposit Scheme member The Property Ombudsman naea | propertymark PROTECTED arla | propertymark PROTECTED

www.westcoast-properties.co.uk