



18A Eastfield Road, Westbury-On-Trym, Bristol, BS9 4AD

**GUIDE PRICE £305,000**

 **GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

Occupying the lower-ground floor of an attractive Victorian townhouse, this beautifully presented one-bedroom garden apartment combines stylish contemporary interiors with one of its most valuable features — a private west-facing garden.

Set within a quiet and leafy position on Eastfield Road, the apartment benefits from its own separate entrance, giving it a welcome degree of independence, while the accommodation has been thoughtfully improved and extends to approximately 470 sq ft / 43.7 sq m.

The principal living space is a particularly appealing open-plan sitting and dining room, finished with attractive herringbone flooring and retaining an original fire grate which provides a characterful focal point. Large bi-fold doors open directly onto the garden, creating an excellent connection between the internal and external spaces and allowing plenty of natural light into the room.

The kitchen sits neatly to the rear of the living space and is fitted with a contemporary range of wall and base units, complemented by timber work surfaces. Integrated appliances include an induction hob, slimline dishwasher and washing machine.

The double bedroom is a comfortable and well-proportioned room with generous built-in wardrobes and a pair of sash windows overlooking the west-facing garden.

The bathroom is equally well presented, fitted with a bath and shower over, wash hand basin with storage beneath and WC. A side window provides natural light, while a cupboard houses the gas combination boiler.

### Outside

The private garden is a real highlight of the apartment. Positioned immediately outside the principal living space and accessed through the bi-fold doors, the garden spans the width of the property and enjoys a westerly aspect, making it particularly appealing for afternoon and evening sun.

Laid with a combination of lawn and paved seating areas and enclosed by established boundaries and a stone wall, it provides a surprisingly private outside space that is not overlooked and feels more substantial than is often found with a one-bedroom apartment.

The property also benefits from a separate secure storage room, providing useful additional space for bikes, tools and general storage.

### Location

Eastfield Road is particularly well positioned for those wanting to enjoy the amenities of Westbury-on-Trym village while remaining within easy reach of some of North Bristol's most attractive open spaces.

The village centre is within comfortable walking distance and offers an excellent selection of independent shops, cafés, restaurants and everyday amenities.

Durdham Downs and the surrounding green spaces are also readily accessible, while Whiteladies Road, Clifton and Bristol city centre are within easy reach.

For purchasers seeking something more individual than a conventional apartment, the combination of a private entrance, west-facing garden, stylish accommodation and separate storage makes this a particularly appealing proposition in one of Bristol's most established residential areas.

### Lease Information

Tenure: Leasehold with Share of Freehold

Lease: Remainder of 999 years from November 1994

Management Company Fee: £40 per month

\*Please note that at time of print there is scaffolding on the outside the property which may have been edited out of some photographs.

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# KEY DETAILS

- Beautifully Presented One-Bedroom Garden Apartment
- Private West-Facing Garden
- Approximately 470 Sq Ft / 43.7 Sq M
- Generous Double Bedroom With Built-In Wardrobes
- Bi-Fold Doors Opening Directly to the Garden
- Stylish Open-Plan Sitting & Dining Room

Guide Price: £305,000

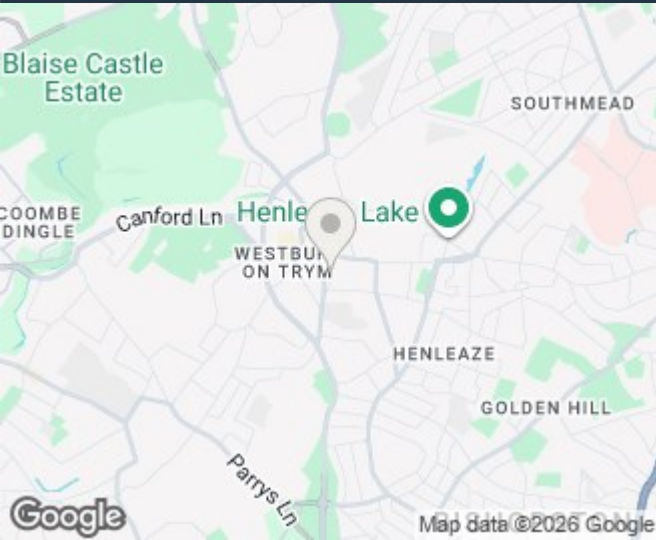
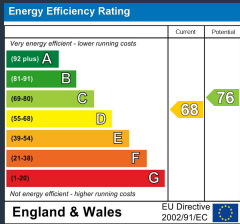
Tenure: Leasehold - Share of Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

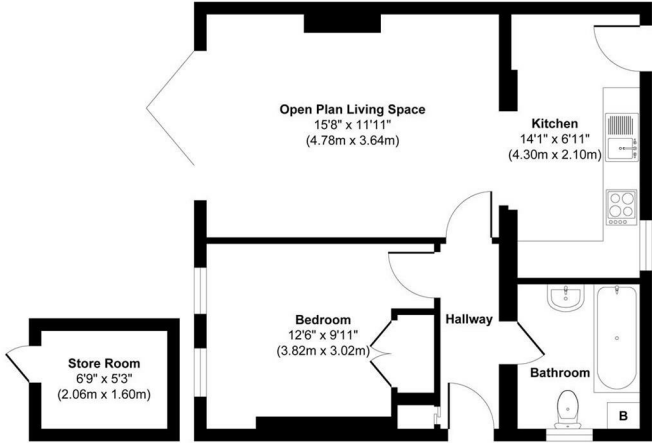
Onward Purchase



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Outbuilding  
Approximate Floor Area  
35 sq. ft  
(3.29 sq. m)

Garden Flat  
Approximate Floor Area  
470 sq. ft  
(43.70 sq. m)

Approx. Gross Internal Floor Area 505 sq. ft / 46.99 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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