

LEASEHOLD



Apartment

63 KITTIWAKE DRIVE, PORTISHEAD, BRISTOL, BS20 7PL

Asking Price

£270,000

FEATURES

- Two-bedroom apartment
- Stunning estuary views
- Allocated parking
- Private balcony
- Spacious open-plan living
- Ideal FTB/Investor



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2 Bedroom Apartment located in Bristol

Main Description

This immaculately presented two-bedroom apartment is set in a highly desirable waterside location on Kittiwake Drive and benefits from a private balcony with stunning estuary views.

The property offers a bright and contemporary open-plan living space, a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms, and a stylish bathroom, all enhanced by newly fitted carpets throughout.

Further benefits include secure entry, allocated parking, and excellent access to the marina, local amenities, and transport links, making it an ideal purchase for both homeowners and investors alike.

Location

Kittiwake Drive is perfectly positioned within the sought-after Portishead marina area, offering a vibrant waterfront lifestyle with an excellent selection of cafes, restaurants, shops, and leisure facilities all within easy walking distance. The area benefits from scenic coastal walks, beautiful nature reserves, and strong transport links including regular bus services to Bristol, Cribbs Causeway, and beyond, making it ideal for both commuters and those seeking a relaxed seaside setting.

Outside

The apartment benefits from a private balcony with elevated views across the estuary, providing the perfect outdoor space for morning coffee, evening drinks, or simply enjoying the ever-changing coastal outlook. With ample room for seating, it offers a peaceful extension of the living space and a real highlight of the home.

Living room/Kitchen

11'7" x 18'5"

Bedroom 1

9'8" x 14'9"

Ensuite

7'10" x 7'2"

Bedroom 2

8'9" x 14'9"

Bathroom

7'10" x 7'2"



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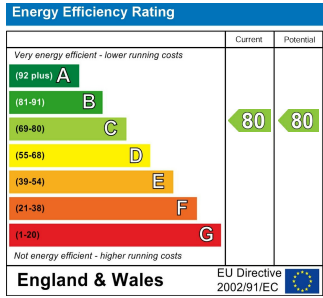
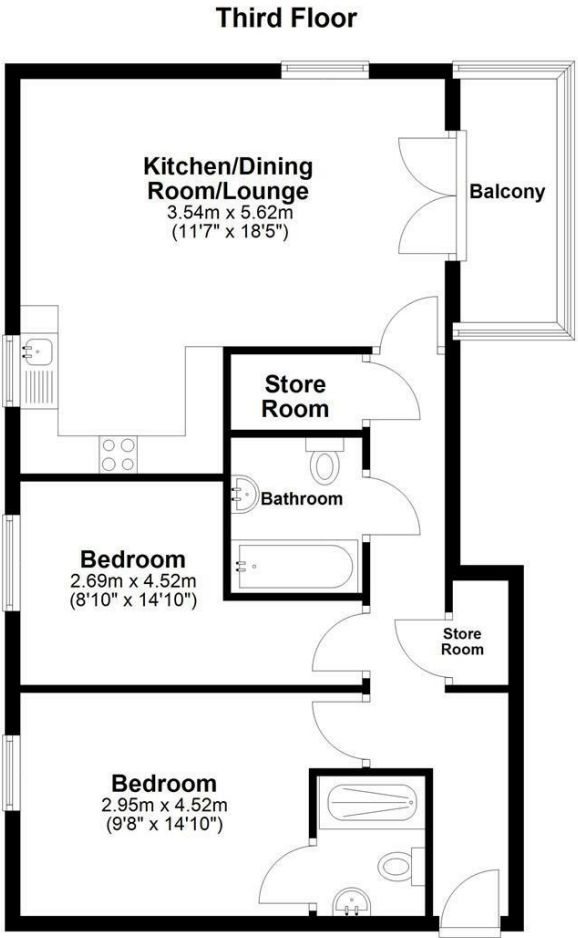
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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