



48 KITTIWAKE DRIVE,
PORTISHEAD, BS20 7PL

GOODMAN
& LILLEY



A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH PATIO AREA AFFORDING VIEWS ACROSS THE BRISTOL CHANNEL TOWARDS THE SEVERN CROSSING AND THE WELSH COASTLINE.

Situated on the outskirts of the Village Quarter this would be an ideal first home, downsize or investment. With footpaths on your doorstep, leading to the Nature Reserve and many bars and restaurants around the Marina, this second floor apartment, in brief comprises; entrance hall, modern open-plan living space with a balcony to sit back enjoy the view with a glass of wine in hand. With two double bedrooms, master with en-suite shower room and a family bathroom completing the internal accommodation. Externally, the property benefits from an balcony providing a place to soak up the evening sunset and dine al-fresco style. The property has an allocated parking space and additional bike storage at the rear of the building.

With a super selection of new bars, restaurants, coffee shops appearing around the new Marina, there has never been a better time to live here and enjoy the vibrancy this location has to offer. Contact Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view. Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold with Management Charges of £119.00 per month & Ground Rent of £350.00 per annum.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley 01275 430440

Accommodation Comprising

Communal Entrance Hall

Accessed via a secure entrance door. Staircase leading up to the second floor.

Entrance Hall

Secure front door opening to the entrance hall, entry phone, two storage cupboards with hanging rails, panelled radiator, telephone point, doors to all principle rooms:

Lounge/Dining Room

UPVC double glazed window to side, uPVC double glazed windows and door

combination to front leading to balcony which takes full advantage of the late afternoon and evening sun whilst enjoying a delightful open vista over the Bristol Channel towards the Severn crossings in the distance. Telephone & TV point, open-plan to Kitchen area.

Balcony

The balcony is conveniently accessed from the living area, offering a westerly orientation making the most of the afternoon and evening sun - providing the perfect vista to sit back and relax with a glass of wine and enjoy a picturesque landscape over the Bristol Channel and the Welsh Coastline.

Kitchen

Fitted with a matching range of modern white fronted base, drawer and eye-level units with worktop space over, inset 1+1/2 bowl composite sink unit with single drainer, stainless steel swan neck mixer tap and metro tiled splashbacks, extractor fan, plumbing for washing machine, space fridge/freezer, fitted eye-level electric fan assisted oven, built-in four ring gas hob with extractor hood over.

Master Bedroom

Full-height uPVC double glazed window to front, double panel radiator, TV point, door to:

En-Suite Shower Room

Fitted with a three piece suite comprising; low-level WC, recessed tiled shower enclosure with fitted shower and folding glass screen, pedestal wash hand basin with mixer tap, tiled splashbacks, extractor fan, panel radiator.

Bedroom Two

uPVC double glazed window to side aspect enjoying estuary views, radiator.

Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent shower over, pedestal wash hand basin, tiled splashbacks, extractor fan, radiator.

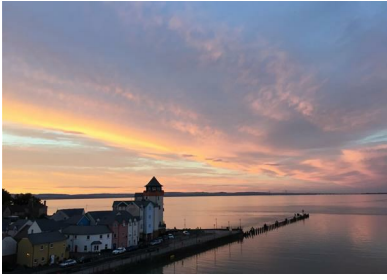
Allocated Parking Space

Also including an allocated parking space for one vehicle and use of communal secure bike storage.

- Second Floor Apartment
- Balcony With Estuary & Welsh Hill Views
- Allocated Parking
- No Onward Chain
- Two Double Bedrooms (Master En-Suite)
- Vibrant Marina Location
- Open-Plan Living Space
- Viewing Highly Recommended

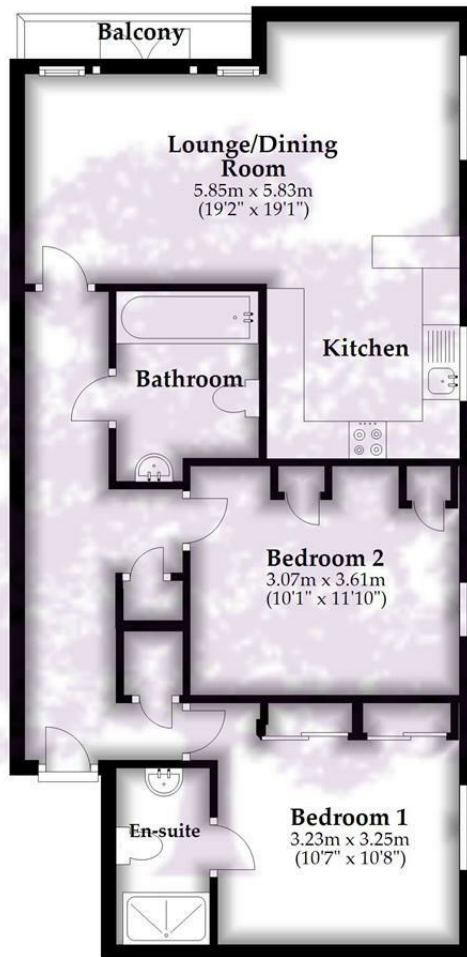


GUIDE PRICE £275,000



Ground Floor

Approx. 66.7 sq. metres (717.6 sq. feet)



Total area: approx. 66.7 sq. metres (717.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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