



20 WEST HILL COURT,
PORTISHEAD, BS20 6JA

**GOODMAN
& LILLEY**



SET ABOVE PORTISHEADS POPULAR COAST ROAD, WEST HILL COURT OFFERS A SELECT LOCATION TAKING FULL ADVANTAGE OF VIEWS OVER THE SEVERN ESTUARY TOWARDS THE WELSH HILLS.

In brief, the beautifully presented accommodation comprises; entrance hall, kitchen, lounge/diner with balcony, two double bedrooms, master bedroom with use of a WC and a three piece family bathroom completes the internal accommodation. Externally, the property benefits from a delightful balcony perfect for entertaining family and friends during those warm summer months or relaxing of an evening and watching the sunset over the Welsh Hills in the distance. The property has use of the communal garden which is laid to lawn, allocated parking along with a couple of visitor spaces.

If you're looking for value for money then look no further, priced to sell with views of the estuary, this apartment will tick all the boxes. Accordingly, please call Goodman & Lilley on 01275 430440 to arrange your next appointment to view.

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 (management charges & ground rent totalling £185 Per Month)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Mains water, electric and drainage.

Accommodation Comprising

Communal Entrance

Communal door with staircase rising to the first floor providing access to the apartment.

Entrance Hall

Secure front door opening to the entrance hall, coving to ceiling, electric storage heater, wall mounted entry phone system, doors opening to all accommodation.

Living Room

A wonderful bright room with uPVC double glazed windows affording picturesque views over the Bristol Channel and Welsh coastline in the distance, uPVC double glazed door to balcony, coving to ceiling, two electric storage heaters, TV point, door to kitchen.

Kitchen

Fitted with a matching range of modern base, drawer and eye-level units with drawers

and worktop over, inset 1+1/2 bowl sink unit with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring ceramic hob with stainless steel extractor hood over, full-height uPVC double glazed window to rear affording views over the Bristol Channel, recessed ceiling spotlights.

Balcony

An enclosed feature decked balcony with wrought iron balustrade benefitting from beautiful far reaching panoramic views over the Lake Grounds, Bristol Channel and Welsh Hills.

Master Bedroom

uPVC double glazed box window to front, fitted double wardrobes, electric storage heater, TV point, door to:

En-Suite WC

Fitted with two piece modern white suite comprising; pedestal wash hand basin with tiled splashbacks and low-level WC, chrome heated towel rail, extractor fan, shaver point.

Bedroom Two

uPVC double glazed window to front, electric storage heater, telephone point.

Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with shower attachment, vanity wash hand basin, tiled splashbacks, chrome heated towel rail, extractor fan, shaver point, remote controlled mood-lit recessed ceiling spotlights, fully tiled, chrome heated towel radiator.

Allocated Parking

Allocated parking for one vehicle with several visitor spaces, bin store, access to communal gardens.

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- First Floor Apartment
 - En-Suite Shower Room
 - Re-Fitted Kitchen & Bathroom
 - Walking Distance To The Lake Grounds
 - Two Double Bedrooms
 - Estuary & Welsh Hill Views
 - Allocated Parking Space
 - Viewing Highly Advised

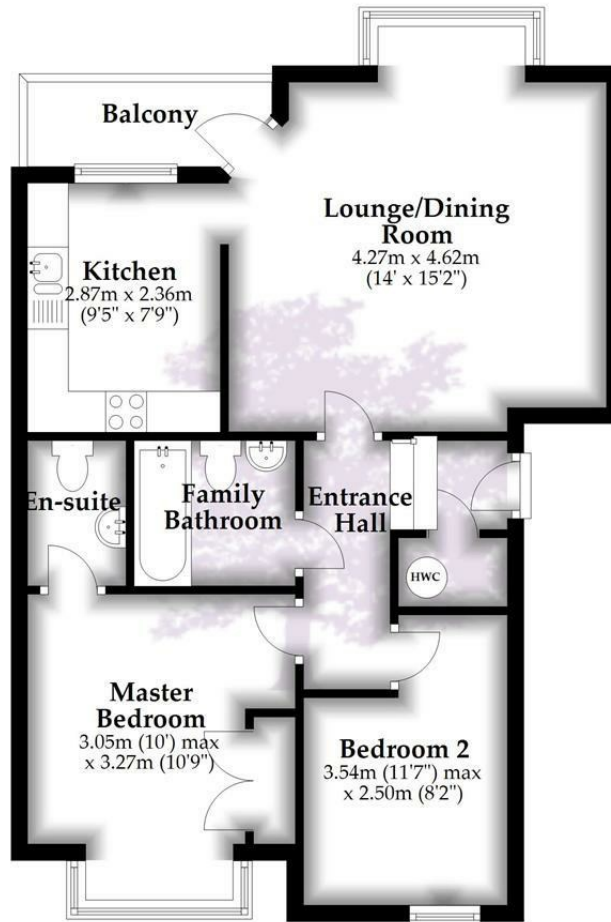


GUIDE PRICE £245,000



First Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



Total area: approx. 58.8 sq. metres (632.5 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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