



38 KITTIWAKE DRIVE,  
PORTISHEAD, BS20 7PL

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**GOODMAN  
& LILLEY**



# WELCOME TO THIS CHARMING, TWO BEDROOM GROUND FLOOR APARTMENT LOCATED ON KITTIWAKE DRIVE LOCATED ON THE POPULAR VILLAGE DEVELOPMENT.

This delightful property boasts two spacious double bedrooms, perfect for those looking for a guest room or home office. The open plan living space is ideal for entertaining guests or simply relaxing after a long day.

One of the highlights of this apartment is its terrace, providing a lovely outdoor space with access to communal gardens and a pleasant outlook towards to the estuary and nature reserve. Imagine enjoying your morning coffee or hosting a summer party in this tranquil setting.

Situated close to the nature reserve and marina, this apartment offers the perfect blend of urban convenience and natural beauty. Whether you enjoy leisurely walks in the countryside or prefer the hustle and bustle of the marina, this location has something for everyone.

Don't miss out on the opportunity to make this ground floor flat your new home. Contact us today to arrange a viewing and experience the charm of Kittiwake Drive for yourself.

## Accommodation comprising

### Entrance Hall

Secure entrance door, entry phone, radiator, two storage cupboards with one benefiting from a radiator, doors to all principle rooms.

### Lounge/Diner

A large open-plan space with a pleasant outlook over the communal gardens and nature reserve beyond. With ample space for both living and dining areas, the space is separated with a mid-height wall. A glazed window to the front aspect and double doors opening onto the ground floor terrace and gardens beyond. Two radiators and open plan to the kitchen area.

### Kitchen

Fitted with a matching range of modern white fronted base and eye-level units with wood effect roll top work surfaces, stainless steel sink unit with single drainer, chrome mixer tap, tiled splashbacks, built in electric fan assisted over with four ring gas hob with extractor hood over, space for washing machine and fridge freezer. Wood effect vinyl flooring.

### Bedroom one

uPVC double glazed window to rear, radiator, door to:

### En-Suite Shower Room

Fitted with a three piece modern white suite comprising; shower enclosure with folding glass screen, pedestal wash hand basin, low-level W.C, tiled splash blacks, extractor fan, radiator.

### Bedroom Two

uPVC double glazed window to rear, radiator, boiler cupboard housing wall mounted gas boiler fired serving domestic hot water and central heating system.

### Family Bathroom

Fitted with a modern white three piece suite comprising; pedestal wash hand basin, low level W.C, deep panelled bath with shower attachment off chrome mixer tap, glass shower screen, tiled splashbacks, heated towel rail.

### Terrace

Patio seating area accessed from the living area, offering a westerly orientation making the most of the afternoon and evening sun and providing the perfect vista to sit back and relax with a glass of wine and enjoy the picturesque landscape over the Bristol Channel towards the Welsh Coastline. Allocated parking space for one vehicle (Bay No. 23) Secure bike store located within the next apartment building.

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- Ground Floor apartment
  - Two Bathrooms
  - Terrace With Access To The Communal Gardens
  - Viewing Highly Recommended
  - Two Double Bedrooms
  - Open-Plan Living Space
  - Pleasant Outlook Towards The Nature Reserve

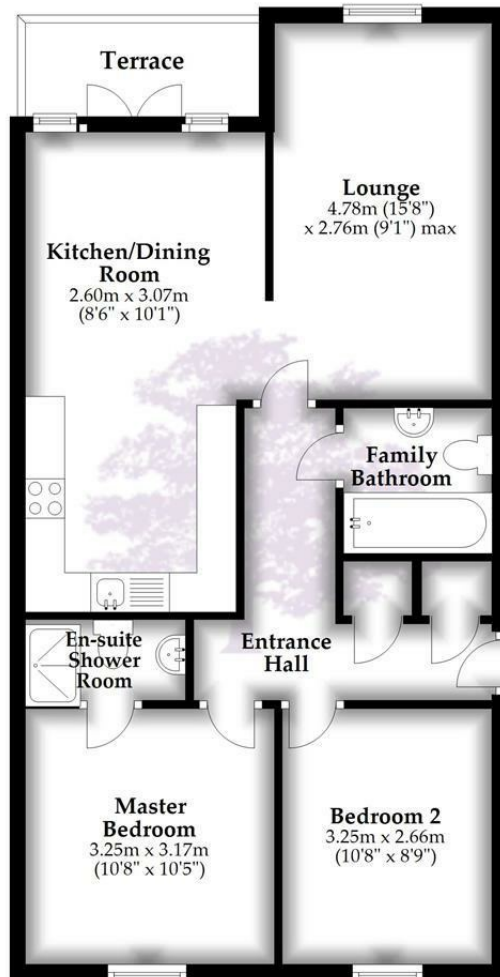


£280,000



## Ground Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.5 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

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