



24 KITTIWAKE DRIVE,
PORTISHEAD, BS20 7PL

**GOODMAN
& LILLEY**



A SPACIOUS TOP FLOOR TWO BEDROOM APARTMENT WITH A WESTERLY FACING BALCONY AND FANTASTIC OPEN PLAN LIVING. TUCKED AWAY IN A PEACEFUL QUIET POSITION, THE APARTMENT OFFERS PEACE AND TRANQUILITY WHILST BEING MOMENTS FROM THE BUSTLING MARINA.

Accommodation Comprising;

Communal Entrance

Entrance via a secure intercom controlled entrance door to the communal hallway, apartment letterboxes and stairs leading up to the second floor where the apartment can be found.

Entrance Hall

Secure front door opening to the entrance hall, intercom system, uPVC double glazed window to the side aspect, radiator, two storage cupboards, doors opening to all of the accommodation.

Open-Plan Kitchen/Diner

uPVC double glazed windows and door combination to front opening to the balcony that takes full advantage of the westerly summer sun whilst enjoying a delightful open vista, radiator, TV & telephone point, open-plan to Kitchen.

Kitchen

Fitted with a matching range of modern, wood effect fronted base, drawer and eye-level units with work surfaces over, inset stainless steel sink unit with single drainer unit, extractor fan, wall mounted gas fired boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect.

Master Bedroom

uPVC double glazed window to rear aspect with views towards the hillside, TV point, radiator, door to:

En-Suite

Fitted with three piece modern white suite comprising; low-level WC, pedestal wash hand basin, tiled double shower enclosure with fitted shower, tiling to splash prone areas, extractor fan.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator.

Family Bathroom

Fitted with a three piece white suite comprising; low level WC, pedestal wash hand basin, panelled bath with hand shower attachment, radiator.

Outside

The property boasts a spacious balcony with wooden deck flooring and glass balustrading. One allocated parking space.

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- Top Floor apartment
 - Two bathrooms
 - Westerly facing balcony
 - Allocated parking
 - Two double bedrooms
 - Open plan living space
 - Quiet and peaceful location
 - Close to the marina and nature reserve

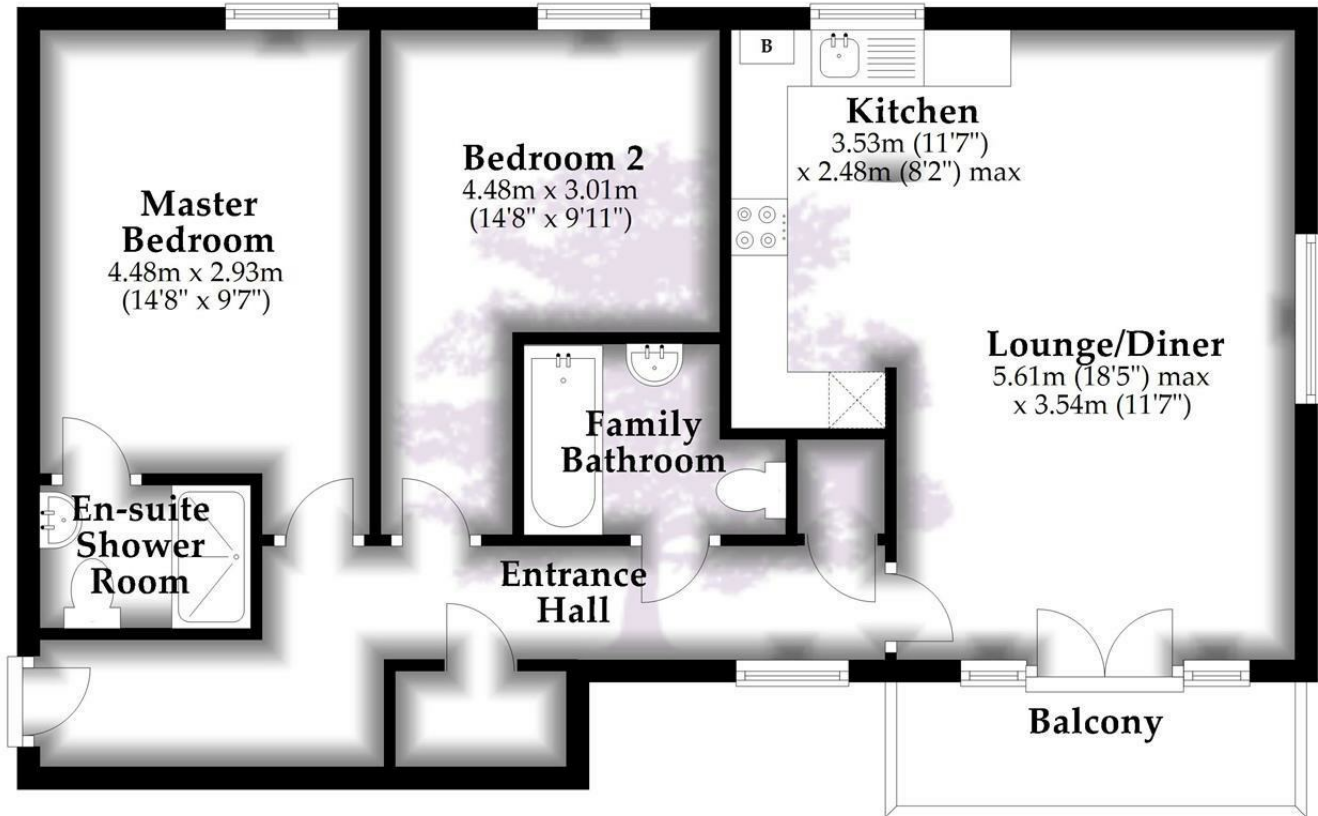


GUIDE PRICE £265,000



Second Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 64.6 sq. metres (694.9 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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