



46 ESTUARY HOUSE, LOWER BURLINGTON ROAD,
PORTISHEAD, BS20 7BJ

**GOODMAN
& LILLEY**



A BEAUTIFUL THIRD FLOOR THREE DOUBLE BEDROOM QUAYSIDE APARTMENT WITH A WRAP-AROUND BALCONY OVERLOOKING PORTISHEAD'S POPULAR MARINA. BOASTING SECURE UNDERCROFT PARKING AND UNINTERRUPTED MARINA VIEWS THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

As you step into this marina facing apartment, you are greeted by a sense of elegance and sophistication. The spacious wrap-around balcony not only provides a perfect spot to enjoy your morning coffee but also offers breath-taking views of the marina, creating a serene and picturesque setting. With three well-appointed bedrooms, this apartment is ideal for those who enjoy having extra space for guests or a home office. The secure undercroft parking ensures that your vehicle is safe and easily accessible at all times, adding convenience to your daily routine. Imagine waking up to the gentle sound of boats swaying in the marina and the sun casting a golden glow over the water. This property truly offers a lifestyle of tranquillity and beauty, where every day feels like a holiday.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transform in recent years and now offers a variety of places to enjoy and visit, including The Lake Grounds, home to the open air swimming pool, Portishead's traditional Victorian High Street and the various bars and restaurants located around the Marina. The development's location is also ideal for commuters, whether you work in the city or further afield, it is just minutes from M5 motorway network.

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 Ground rent and Management fees. Ground Rent - £50 00 per 6 months * Service Charge - £1295.96 per 6 months

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Mains Water & Drainage

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

Accommodation Comprising;

Communal Entrance

A welcoming entrance hall with double height ceilings, glass façade, mailboxes, door to the undercroft parking area, intercom system to all flats, stairs and lift to all floors.

Entrance Hall

Secure entrance door opening to a spacious entrance hall with entry phones, boiler cupboard housing electric boiler serving heating system and domestic hot water, electric storage heater, recessed ceiling spotlights, doors opening to all principle rooms.

Open-Plan Living Space

A light and airy room with stunning views of the Marina, three double panel radiators, secure composite double glazed patio doors leading to a corner wrapping balcony, ample space to position a good sized dining room table and chairs along with a couple of sofas, double glazed floor to ceiling windows overlooking the balcony and marina views beyond, open to the kitchen area.

Kitchen

Fitted with a matching range of modern high gloss white fronted base and eye level units and worktop space over, inset 1+1/2 bowl composite sink with single drainer, stainless steel swan neck mixer tap and splashbacks matching the worktop, built in dishwasher, extractor fan, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, four ring electric hob with extractor hood over. Double glazed window to the aspect overlooking the marina.

Balcony

A wrapping balcony with glass balustrading, wood deck boards and front line views of the marina.

Master Bedroom

Composite double glazed window to side, fitted double wardrobe, panel radiator, TV & telephone points, door to the en-suite.

En-Suite Shower Room

Fitted with three piece modern white suite comprising; tiled shower enclosure with fitted shower and glass screen, pedestal wash hand basin with mixer tap, tiling to splash prone areas, low-level WC, chrome heated towel rail, extractor fan, shaver point, vinyl flooring, recessed ceiling spotlights.

Bedroom Two

Two composite double glazed windows to side, panel radiator.

Bedroom Three

Composite double glazed window to side, panel radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with shower attachment and glass screen, vanity style wash hand basin with storage under and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, vinyl flooring.

Allocated Parking

One allocated undercroft parking space accessed via electric gates to the front of the building.

- Third Floor Marina Apartment
- Three Double Bedrooms
- Undercroft Allocated Parking
- Well Presented Throughout
- 1024.5 SQ.FT
- Stunning Marina Views
- Wrap-Around Marina Facing Balcony
- No Onward Chain



GUIDE PRICE £550,000



Fourth Floor

Approx. 95.2 sq. metres (1024.5 sq. feet)



Total area: approx. 95.2 sq. metres (1024.5 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

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.