



11 HILLCREST ROAD,  
PORTISHEAD, BS20 8HS

---

GOODMAN  
& LILLEY



## AN OPPORTUNITY TO ACQUIRE A DETACHED COASTAL FAMILY HOME SITUATED ON A ELEVATED PLOT WITH PANORAMIC VIEWS OF THE ESTUARY AND THE WELSH COASTLINE IN THE DISTANCE.

In need of modernisation this home offers in excess of 1000 Sq. Ft of living accommodation arranged over two floors offering a great opportunity to create a comfortable family home through reconfiguring the accommodation and extending the existing space if desired. (STPP)

The property is located on the favoured estuary side of the road and over recent years, many properties have benefitted from extensions and improvements which has increased the desirability and values of property within the road. By carefully planning and redesigning the layout, taking into consideration the estuary views, this property can be turned into a spectacular home that meets all the needs and desires of a modern family.

One of the highlights of this lovely home is the rear garden, a level lawn that offers stunning estuary views, creating a peaceful and picturesque setting for you to enjoy. A generous sun terrace accessed from the living room, providing a perfect spot for relaxing or entertaining guests.

The undercroft storage accessed from the garden offers ample space to keep your belongings organised and out of sight. A garage and driveway lies to the side of the property and provides off-road parking for at least two vehicles.

### Location

The property is located within a only ten minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the

Sailing Club and Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

### Useful Information

Goodman & Lilley anticipate a good degree of interest due to the huge potential this coastal home offers - Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

- 
- Detached Coastal Family Home
  - In Excess Of 1000 SQ FT
  - In Need Of Modernisation
  - Garage & Driveway
  - No Onward Chain
  - Three Double Bedrooms
  - Panoramic Estuary & Welsh Hill Views
  - Potential To Extend (STTP)
  - Level Rear Garden
  - Viewing Highly Recommended



GUIDE PRICE £550,000







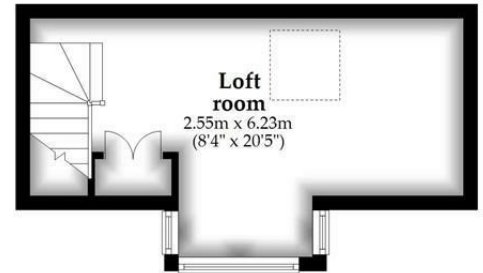
## Ground Floor

Approx. 78.2 sq. metres (841.9 sq. feet)



## First Floor

Approx. 17.6 sq. metres (189.3 sq. feet)



Total area: approx. 95.8 sq. metres (1031.3 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)

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.