



3 MIZZEN COURT,
PORTISHEAD, BS20 7QJ

**GOODMAN
& LILLEY**



THIS STUNNING DUPLEX APARTMENT, CONVENIENTLY LOCATED JUST A STONE'S THROW AWAY FROM THE MARINA AND LOCAL AMENITIES, OFFERS THE PERFECT BLEND OF LUXURY, CONVENIENCE, AND PRIVACY. ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS ITS OWN PRIVATE SUN TERRACE.

Spanning across two floors, this duplex apartment offers a spacious and versatile living space that is reminiscent of a house. The lower floor comprises a welcoming entrance hall, large storage cupboard, cloakroom and the second bedroom. A turned staircase rises to the first floor landing which offers a good circulation space. A modern kitchen resides on the front elevation that is fully equipped with integrated appliances, spacious countertops, and ample storage space, making it a perfect space for culinary enthusiasts.

The adjacent lounge/dining room provides a comfortable and inviting space for relaxation and entertainment. The master bedroom is generously proportioned and features large windows that floods the room with natural light, creating a serene and inviting ambiance. The bathroom is conveniently located and equipped with modern fixtures and fittings.

This delightful property boasts a private sun terrace, providing the perfect outdoor retreat to soak up the morning summer sun in complete privacy. Accessed via French doors from the kitchen, this sun terrace offers a seamless transition between indoor and outdoor living.

The property benefits from a covered carport located to the rear of the property with allocated parking for one vehicle. Furthermore, the property has access to a shared bike store.

Beyond the apartment itself, the location is truly unbeatable. Situated just a short stroll away from the marina, residents can enjoy the picturesque waterfront views whilst taking leisurely

walks along the quayside. The proximity to local amenities such as shops, restaurants, cafes, and the quayside ensures that everything you need is within easy reach.

For those who value convenience, privacy, and modern living, this duplex apartment is a perfect choice. With its own front door access, spacious living areas, and high-quality finishes, it offers the best of both worlds - the comfort and privacy of a house combined with the convenience and amenities of apartment living. Don't miss the opportunity to make this stunning duplex apartment your new home.

Agents Notes

Goodman & Lilley anticipate a good degree of interest due to the convenient location and the benefit of having outside space. 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: Leasehold With Ground Rent £250 Management fees of £1061 per year. (These charges need to be checked with your legal representative and can only be used as a guide).

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

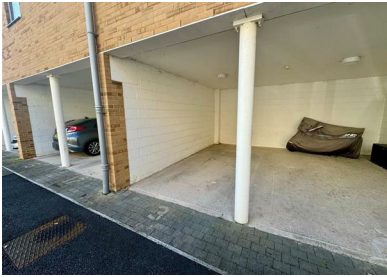
Services: Electric, Gas, Mains Water & Drainage

- Marina Duplex Apartment
- Sun Terrace
- Close To Amenities & Quayside
- 771 SQ FT

- Two Double Bedrooms
- Carport
- No Onward Chain
- Viewing Highly Advised



GUIDE PRICE £265,000



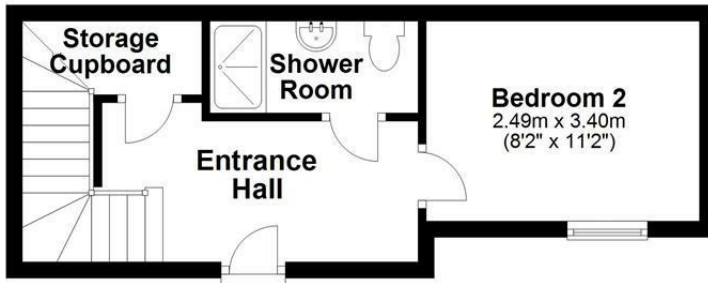
First Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



Ground Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



Total area: approx. 71.7 sq. metres (771.6 sq. feet)

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.