



451 NEWFOUNDLAND WAY,  
PORTISHEAD, BS20 7QH

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GOODMAN  
& LILLEY







# 451 NEWFOUNDLAND WAY

## PORTISHEAD BS20 7QH

GUIDE PRICE  
£775,000

The perfect example of a Marina penthouse apartment! Renovated to an exceptional standard throughout, the spacious apartment is one of only a few to boast dual aspect views of both the Estuary and Marina. The property offers an awe inspiring living space with high vaulted ceilings, two large double bedrooms and a private balcony to enjoy an uninterrupted Marina view.

Welcome to this exquisite penthouse apartment located in the highly sought-after Sixty8 the Marina building. This modern property boasts a stunning marina frontage, offering breathtaking views of both the Marina and Estuary from its dual aspect windows.

Step inside to discover a recently renovated living space that has been finished to an exceptional standard throughout. The open-plan layout is flooded with natural light, thanks to the floor-to-ceiling glazing that overlooks the picturesque marina, creating a bright and airy ambiance.

This luxurious apartment features one reception room, two bedrooms, and two bathrooms, providing ample space for comfortable living. The property's modern design and high-quality finishes make it a perfect blend of style and sophistication.

In addition to its beauty, this penthouse offers the convenience of secure gated parking, ensuring both safety and peace of mind for residents.

Don't miss the opportunity to own this remarkable property that offers a lifestyle of luxury and tranquillity in one of Portishead's most desirable locations. Contact us today to arrange a viewing and experience the beauty of marina-front living at its finest.

### Accommodation Comprising

#### Entrance

From the communal top floor entrance you enter

into an exceptionally large hall with marble tiles drawing you into all principle rooms. An area ideal for additional storage or as a study area, two sets of double doors into a storage and utility cupboard.

#### Open-Plan Living Space

The crowning glory of this stunning penthouse is the bright and airy open plan living area. A fine example of modern living offering the perfect entertaining space from which to enjoy far reaching views.

#### Kitchen

Fitted to a high end standard with a range of matte handleless wall and base units, white quartz worktops and matching splashback, built in appliances and freestanding island with waterfall quartz worktop providing seating and storage. Open to the living area there is a true feeling of space with vaulted ceiling and windows to the rear offering a fantastic outlook towards the lock gates and estuary.

#### Living Space

Seamlessly flowing from the kitchen the living area has ample space for both lounge and dining areas and benefits from dual aspect windows to both the front and rear. Newly fitted patio doors open on to the balcony with stunning views of the marina. Fitted electric blinds.

#### Bedroom One

A large double bedroom with double windows to the front aspect offering far reaching views of the Marina and Portishead town beyond. Marble

flooring throughout, built in wardrobes with mirror fronted sliding doors and a door into the ensuite. Fitted electric blinds.

#### En-Suite

Finished to a high standard and comprising; walk-in double shower with glass screen, low level WC and pedestal sink. Finished with marble tiles to the floor and walls, wall to wall mirror and chrome heated towel rail.

#### Bedroom Two

A large double bedroom with a window to the rear overlooking the estuary and lock gates, marble flooring throughout, built in wardrobe with mirror fronted sliding doors. Fitted electric blinds.

#### Bathroom

Finished to a high standard comprising; panel bath with shower over and glass screen, low level WC and pedestal sink. Marble tiles to the floor and walls, wall to wall mirror and chrome heated towel rail.

#### Outdoor Space

With far reaching marina views the open balcony is accessed from the living space and secure glass balustrading.

#### Allocated Parking Space

Secure gated parking for two vehicles and permit visitor parking.



- Exquisite Marina Fronting Penthouse Apartment
- Dual Aspect Open-Plan Living Space With Vaulted Ceiling
- Secure Gated Parking For Two Vehicles
- Recently modernised To An Extremely High Standard
- High End Kitchen & Bathrooms
- Dual Aspect Views Of Both The Marina & Estuary
- Two Double Bedrooms Both With Stunning Views
- Fantastic Storage Throughout



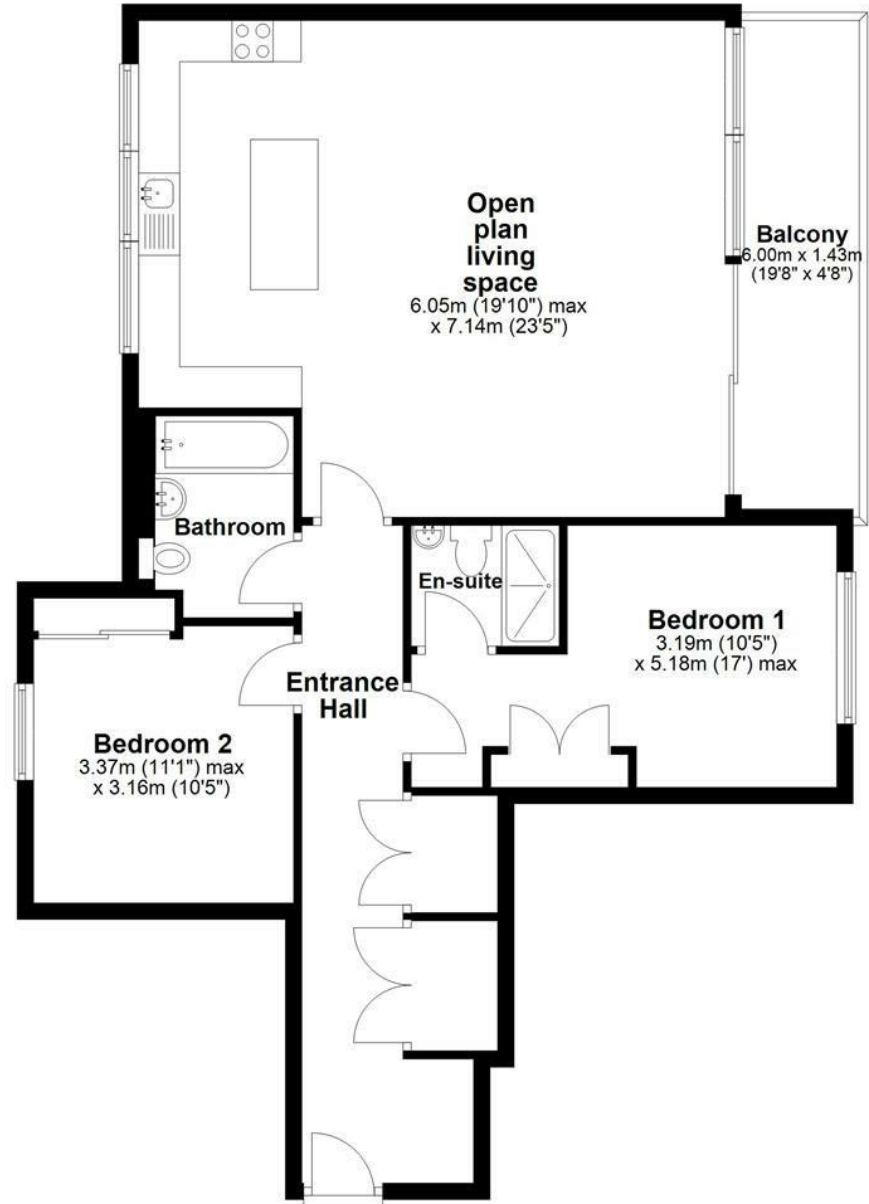


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## Penthouse

Approx. 89.5 sq. metres (963.1 sq. feet)



Total area: approx. 89.5 sq. metres (963.1 sq. feet)

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