



WATERS EDGE LOWER BURLINGTON ROAD,
PORTISHEAD, BS20 7AS

**GOODMAN
& LILLEY**







WATERS EDGE LOWER BURLINGTON ROAD

PORTISHEAD BS20 7AS

GUIDE PRICE
£550,000

With over 1200sqft of accommodation this stunning Marina apartment must be seen to be fully appreciated. Occupying the second floor in Waters Edge the property boasts enviable Marina views from all windows and a great open plan living space. The property further offers two large double bedrooms, two bathrooms and a balcony directly overlooking the marina.

Welcome to Waters Edge, Lower Burlington Road, Portishead, North Somerset - a charming location for this delightful flat that is sure to captivate your heart.

Situated on the second floor, this marina fronting apartment offers breath-taking views from every angle. The 37ft long open plan living space is a sight to behold, with natural light flooding in and showcasing the beauty of the marina that surrounds the property.

The modern kitchen is a chef's dream, complete with a large island that is perfect for entertaining guests or simply enjoying a quiet meal at home.

Imagine waking up to the serene views from one of the two double bedrooms, each offering comfort and tranquillity.

Convenience is key with undercroft parking, ensuring that your vehicles are always secure and easily accessible. Whether you're looking for a peaceful retreat or a stylish space to entertain, this property ticks all the boxes.

Don't miss out on the opportunity to make this marina fronting apartment your own - a true gem in the heart of Portishead.

Accommodation comprising;

Entrance Hall

A large entrance with solid oak flooring and doors to all rooms, wall mounted entry telephone system and radiator.

Open-Plan Kitchen/Dining/Living Room

A triple aspect room with views of the marina from every window. 37ft long this awe inspiring living space is finished with solid oak flooring throughout and makes an incredible open plan space. Recently refitted to a high standard, the kitchen area has a range of modern wall and base units with stone worksurface over. Inset sink and drainer, induction hob with extractor fan over, built in dishwasher and space for a washing machine, tumble dryer, microwave and fridge freezer. The large kitchen island is a real wow! with a range of storage with stone worksurface over. The diverse living space houses a number of lounge seating areas, all with enviable marina views and ample space for a generous dining area. The showstopper is the arched windows with doors to the marina fronting balcony.

Balcony

Positioned on the second floor, the balcony has wooden deck boards and iron railings. A 180-degree view that spans from the head of the marina around to the lock gates and estuary beyond.

Bedroom One

A large double bedroom with a window to the side aspect with views towards the lock gates. A ceiling fan to aid cool sleeping in the summer. Door to the en-suite.

En-Suite Shower Room

An accessible walk-in wet room recently professionally installed with fully sealed flooring,

tiles to the walls and window to the side aspect. Low level WC, vanity sink with storage under and chrome heated towel rail.

Bedroom Two

Currently utilised as an office with a sofa bed, there is a wall of wardrobes with plenty of hanging space with marina views to the side. A ceiling fan to help cool the room.

Family Bathroom

Three-piece suite comprising; low level WC, pedestal sink and panel bath with hand shower attachment. Chrome heated towel rail. Double doors open into a large airing cupboard housing the boiler.

Allocated Parking Spaces

Two parking spaces in the secure undercroft (tandem configuration). The undercroft garage also provides access to a full refuse and recycling centre and a bicycle store.



- 37ft open plan living space
- Second floor apartment
- Modern kitchen with large island
- No onward chain
- Stunning marina views from every window
- Two double bedrooms and two bathrooms
- Feature arched window with doors onto the balcony
- Solid oak flooring
- Secure under ground parking for two
- Over 1200sqft



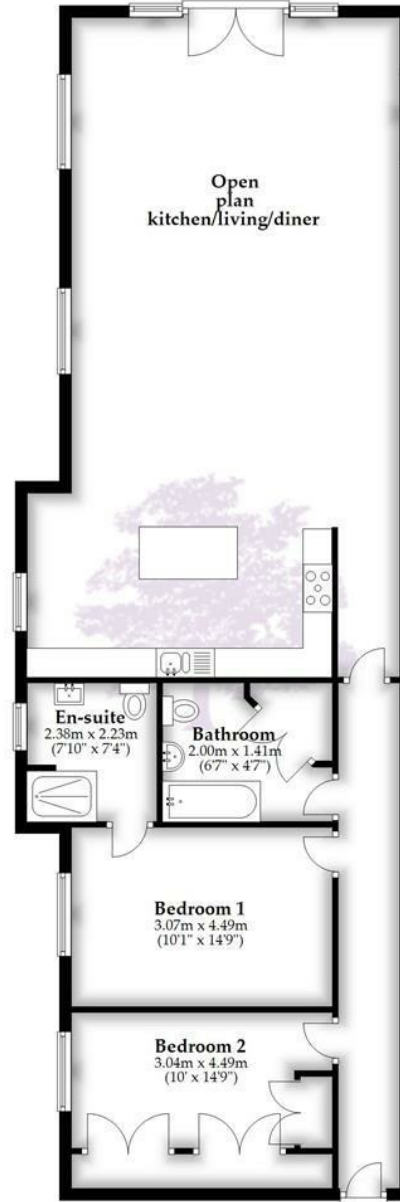


GOODMAN
& LILLEY



Ground Floor

Approx. 117.8 sq. metres (1267.7 sq. feet)



Total area: approx. 117.8 sq. metres (1267.7 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

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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.



rightmove

Zoopla