



3 EASTCLIFF,
PORTISHEAD, BS20 7AB

**GOODMAN
& LILLEY**



AN OPPORTUNITY TO ACQUIRE A TWO-BEDROOM FIRST-FLOOR APARTMENT, IDEALLY SITUATED JUST A SHORT STROLL FROM THE MARINA QUAYSIDE. THIS DELIGHTFUL APARTMENT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR BOTH FIRST-TIME BUYERS AND THOSE LOOKING TO DOWNSIZE.

Upon entering the apartment, you are welcomed by a spacious hallway that not only provides a warm introduction but also features a handy storage cupboard, ensuring that all your essentials are easily stowed away. The property boasts two generously sized double bedrooms, each designed to offer a tranquil retreat. The master bedroom is particularly impressive, featuring an en-suite shower room that adds a touch of luxury and privacy. This thoughtful layout ensures that both occupants can enjoy their own space, while the additional bedroom is perfect for guests, a home office, or even a hobby room. Convenience continues with a well-appointed three-piece suite located off the hallway.

The living room/dining room is a standout feature of this property, offering a good-sized space filled with natural light. With its double-glazed windows and French door combination leading to a Juliette balcony, this room is perfect for entertaining or simply unwinding after a long day. The open design creates a seamless flow between the living and dining areas, making it a delightful space to gather with family and friends.

Completing this impressive apartment is a fully equipped kitchen that caters to all your culinary needs. Whether you're a seasoned chef or just enjoy the occasional home-cooked meal, this kitchen is designed to provide functionality and style. Additionally, the property benefits from a garage beneath a coach house, offering secure parking and additional storage options. This apartment truly represents a wonderful opportunity to enjoy modern living in a desirable marina location.

Port Marine offers the city professional the ideal lifestyle, whether it's hopping onto a boat, or wanting bars and restaurants on your door step this property offers it all. For retired couples the balconies offer the ideal vantage spot to relax and watch maritime life pass by. A short stroll along the quayside opens up the gate house, lock or at the other end of the marina the facilities of Waitrose and Portishead's traditional High Street.

Rarely available on the market in this position with this outlook, Goodman & Lilley anticipate good interest.

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 management charges - Management fee: £4,214.16 Per Annum (under re-negotiation) , £150 Ground Rent Per Annum (fixed for 8 years)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Water, Mains Drainage

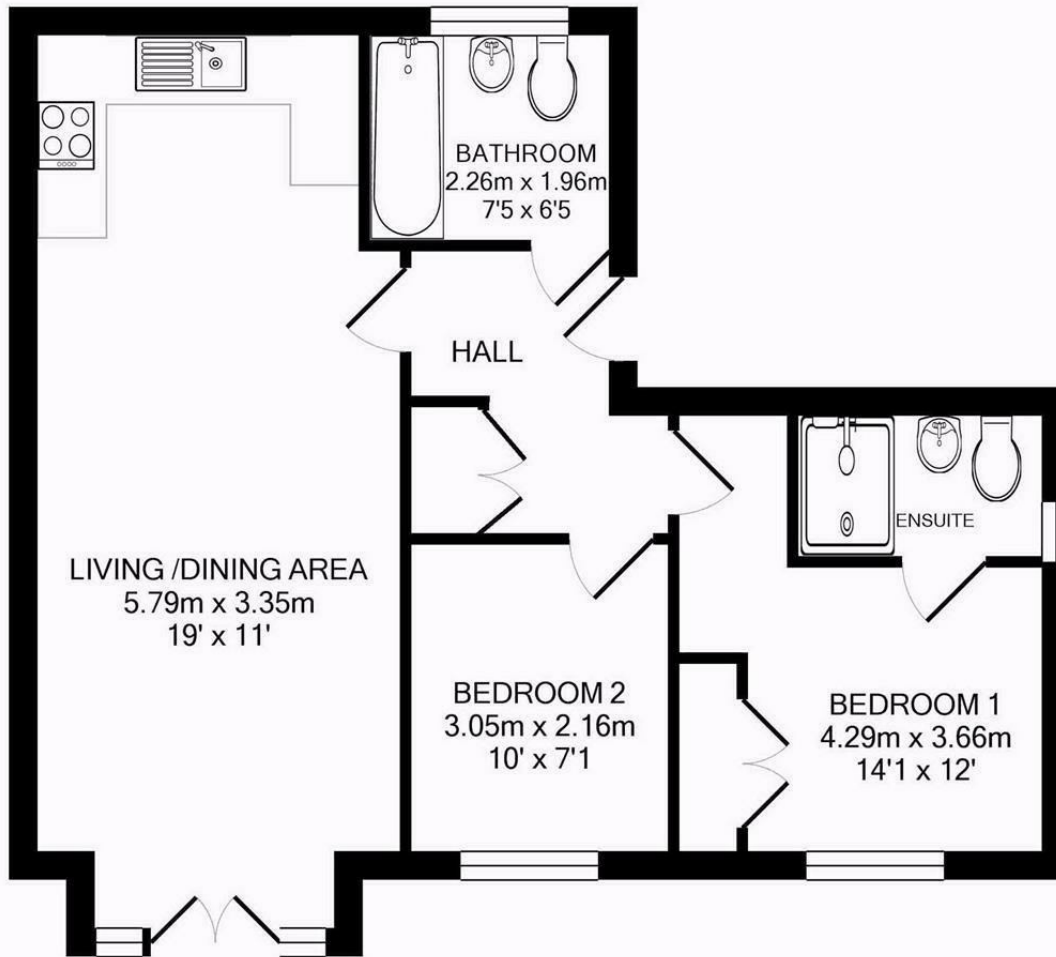
All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

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- First Floor Apartment
 - Popular Port Marine Development
 - Well-Presented Throughout
 - Close To Amenities
 - Two Double Bedrooms (En-Suite To Master)
 - Garage & Parking
 - Convenient Quayside Location
 - Viewing Highly Advised



GUIDE PRICE £270,000





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