



271 EASTCLIFF,
PORTISHEAD, BS20 7AQ

GOODMAN
& LILLEY







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GUIDE PRICE £499,950

This is a rare and exciting opportunity to acquire a stunning five-bedroom townhouse, ideally positioned with captivating water-facing Marina views.

Located just a short walk from the lock gates, the property offers uninterrupted vistas overlooking the vibrant Marina and stretching out across the picturesque Estuary. Set within the desirable 'Fishing Village' area, this home not only boasts a prime location but also comes with the added convenience of an allocated parking space directly outside the property, ensuring easy access and peace of mind.

This charming property is spread across three thoughtfully designed floors, ensuring that each principal room offers an abundance of natural light and incredible views. Many of the rooms boast dual aspect windows, while the square bay windows enhance the sense of space and provide a perfect vantage point for taking in the spectacular surrounding scenery. On the ground floor, the property features a spacious kitchen/dining room, an inviting living room, and a convenient cloakroom. Moving up to the first floor, you'll find two generously sized double bedrooms, along with a well-appointed bathroom. The top floor houses a further three bedrooms, offering ample space for family, guests, or even a home office, alongside an additional bathroom to accommodate everyone's needs. For added convenience, the property also includes an allocated parking space directly outside, ensuring you always have a secure spot.

One of the standout features of this property is its location. Adjacent to the house, there is a lock gate where you can watch the boats as they come and go. The marina, with its vibrant atmosphere, is just a stone's throw away, while nearby restaurants offer a variety of dining options. Across the lock gates, you'll find Mokoko for your morning coffee, an eat-in and take-out seafood restaurant for delicious meals, and a convenience store for your everyday shopping essentials.

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 estate charge

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: Electric, Water, Mains Drainage

Internet provider: BT

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

Entrance Hall

Upon entering the property, you are greeted by a spacious entrance hall featuring a stylish tiled floor. A radiator provides warmth, and stairs lead up to the first floor, offering access to the rest of the home.

Cloakroom

This convenient cloakroom is fitted with a low-level WC and a pedestal wash hand basin, complemented by a tiled splashback for added practicality. The room also features a tiled floor and an electric fan heater to ensure comfort.

Living Room

The living room offers a generously proportioned

space with triple-aspect double-glazed windows to both the front and side, providing a pleasant outlook over the lock gates and marina. Tastefully decorated, the room features elegant paneling and stylish plantation shutters.

Kitchen/Dining Room

This spacious kitchen/dining area is fully fitted with a range of wall, base, and drawer units, providing ample storage and work surfaces with a tiled surround. The kitchen is equipped with an integrated fridge/freezer built-in electric oven and hob, accompanied by an extractor hood overhead and a single drainer sink unit. Plumbing is available for a washing machine. The room benefits from a double-glazed window to the front and double-glazed French doors to the rear, leading to the outside space. An understairs store cupboard provides additional storage space.

First Floor Landing

The first floor landing provides access to the stairs leading up to the top floor, ensuring easy movement between levels.

Bedroom One

A spacious bedroom featuring a double-glazed box to the front and further window to the side of the property, offering plenty of natural light. The room is fitted with large built-in wardrobes and has a radiator for added warmth.

Family Bathroom

This well-equipped bathroom features a panelled bath with a tiled surround and a mixer shower over

the bath, complete with a glazed screen. A low-level WC and pedestal wash hand basin with a tiled splashback provide essential amenities. Additional features include a heated towel radiator, an extractor fan, and a double-glazed window to the front of the property.

Bedroom Two

A second spacious bedroom with a double-glazed window to the front, allowing natural light to fill the room. The room is also equipped with an electric panel heater.

Top Floor Landing

The top floor landing provides access to the roof space.

Bedroom Three

A generously sized bedroom featuring a double-glazed box bay to the front and a further window to the side of the property, ensuring the room is flooded with natural light. It also includes a built-in wardrobe and a radiator, along with a cupboard housing the electric central heating power unit and further storage.

Bedroom Four

A fourth bedroom with a double-glazed window to the rear and a radiator to keep the room warm and inviting.

Bedroom Five

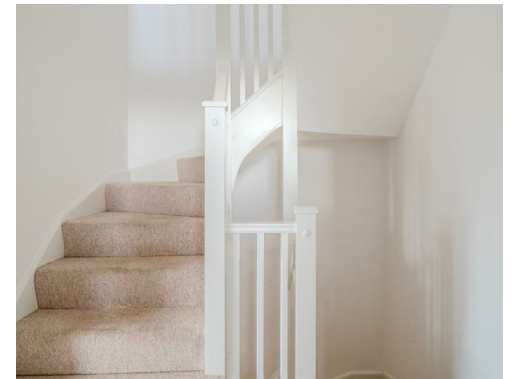
The fifth bedroom offers a double-glazed window to the front and is fitted with a radiator, making it a comfortable space.

Family Bathroom

A second bathroom located on the top floor features a panelled bath with a tiled surround and a mixer shower over the bath. It also includes a low-level WC, a pedestal wash hand basin with a tiled splashback, and a shaver point. A heated towel radiator adds to the room's comfort, while a double-glazed window to the front and an extractor fan ensure the room is well-ventilated.

Allocated Parking Space

The allocated parking space to the front of the property.



- Marina Townhouse
- In Excess Of 1332 Sq. Ft
- Vibrant Marina Location
- 4/5 Bedrooms
- Beautiful Marina & Lock Gate Views
- Close To Amenities, Restaurants & Cafes
- Versatile Accommodation
- Allocated Parking Space
- Viewing Highly Recommended

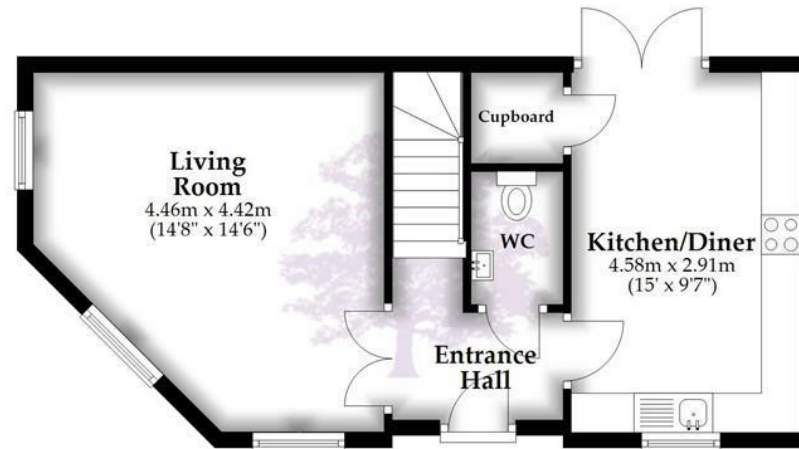




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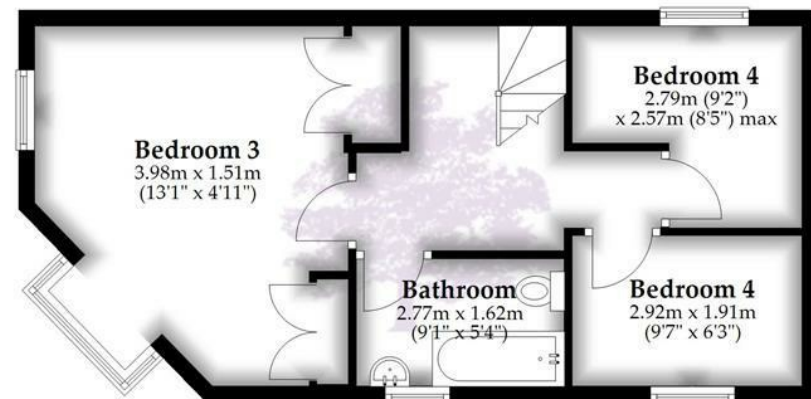
Ground Floor



First Floor



Second Floor



Total area: approx. 123.8 sq. metres (1332.3 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.

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