



25 FROBISHER AVENUE,
PORTISHEAD, BS20 6XB

GOODMAN
& LILLEY



A SPACIOUS FOUR-BEDROOM DETACHED COASTAL HOME WITH BREATHTAKING ESTUARY VIEWS – OFFERING SCOPE FOR MODERNISATION AND IMPROVEMENT.

Set in an enviable elevated position, this spacious four-bedroom detached family home enjoys commanding views across the estuary and towards the dramatic Welsh hills, offering an exceptional lifestyle opportunity in a highly sought-after coastal setting. With generous internal accommodation, a sun terrace overlooking the water, and a private south-facing garden, this is a property that effortlessly blends space, natural beauty, and potential. Although the home would benefit from cosmetic improvement, it offers a solid and well-laid-out footprint, ideal for those looking to put their own stamp on a property in a prestigious location. As you approach the property, a gently rising flight of steps leads you to the front of the house and onto a sun terrace—the perfect spot to take in the uninterrupted coastal vistas. Whether it's enjoying your morning coffee with the sun rising over the estuary or watching the light change across the hills at dusk, this terrace sets a striking first impression and is a wonderful space for entertaining or relaxing outdoors.

Upon entry, the spacious entrance hall welcomes you with a sense of light and proportion. From here, there is access to a cloakroom, an understairs storage cupboard, and a staircase rising to the first floor. The layout has been designed to maximise the connection between living spaces and the outdoors. To the right of the hall, the living room stretches the full depth of the house, a bright and expansive room with sliding patio doors opening onto the sun terrace, perfectly framing those coastal views. This is a fantastic family or entertaining space that enjoys a dual aspect and all-day natural light. Across the entrance hall lies the kitchen, fitted with classic shaker-style units, ample storage, and space for freestanding appliances. This room also

enjoys views across the estuary and offers a pleasant place to cook while taking in the scenery. There is clear potential here to modernise or extend the kitchen into the adjacent dining room, a layout alteration commonly made in similar homes on the road, to create a more contemporary open-plan kitchen/dining space—ideal for modern family living.

The first-floor landing leads to four well-proportioned double bedrooms, each offering space, flexibility, and natural light. The master bedroom with en-suite and second bedroom are especially impressive, offering panoramic estuary views that truly elevate the living experience. Imagine waking up to the sparkle of sunlight on the water or falling asleep with the gentle hues of a coastal sunset—this aspect is truly the showpiece of the home. The additional two bedrooms are also generous doubles and would suit a variety of needs, including guest rooms, children's rooms, or a home office. A family bathroom completes the upstairs layout.

To the rear of the property is a private, south-facing garden, perfect for families and keen gardeners alike. A patio area runs along the rear elevation, providing a suntrap for outdoor dining and relaxation. From here, steps lead to an upper lawn bordered by mature planting and sloped flowerbeds, offering both structure and privacy. The property also benefits from a double-width driveway, providing parking for multiple vehicles, which leads into a double garage set beneath the house. This substantial space could be used for vehicles, storage, a workshop, or potentially even be converted to additional living space (subject to planning).

- Coastal Detached Family Home
- Two Reception Rooms
- Double Garage & Driveway
- In Need Of Cosmetic Improvement
- Convenient Location

- Four Bedrooms (Master En-Suite)
- Views Of The Estuary & Welsh Coastline
- Southerly Facing Rear Garden
- No Onward Chain
- Viewing Highly Advised



GUIDE PRICE £599,950





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