



53 BURLINGTON ROAD,  
PORTISHEAD, BS20 7BQ

---

GOODMAN  
& LILLEY



A SPACIOUS ONE-BEDROOM APARTMENT, IDEALLY POSITIONED JUST SET BACK FROM THE MARINA, OFFERING STUNNING VIEWS OVER THE AMPHITHEATRE ON BURLINGTON ROAD. JUST A SHORT WALK FROM THE MARINA FRONT AND ITS WIDE RANGE OF AMENITIES, THIS WELL-PRESENTED APARTMENT ALSO BENEFITS FROM A TANDEM GARAGE, ALLOCATED PARKING, AND PRIVATE OUTDOOR SPACE."

Offered with no onward chain, this spacious and well-presented one-bedroom first-floor apartment is ideally located just a short walk from the marina and enjoys a stunning outlook over the amphitheatre on Burlington Road. Accessed via a secure communal entrance with stairs rising to the first floor, the property offers a bright and contemporary layout, ideal for first-time buyers, downsizers, or investors.

Upon entering the apartment, you are welcomed into a generous hallway providing access to all accommodation, including an airing cupboard housing the electric boiler. The open-plan living space is located at the front of the property and features a modern, fully fitted kitchen with integrated appliances and ample room to accommodate both lounge and dining areas. Glazed doors open onto a private balcony, flooding the room with natural light and offering a pleasant spot to relax and enjoy the outlook. To the rear of the property, the spacious double bedroom boasts large built-in wardrobes and glazed double doors that overlook and provide direct access to a private rear garden—a rare and desirable feature for an apartment. The property also includes a stylish shower room, fitted with a three-piece suite comprising a low-level WC, pedestal sink, and a walk-in double shower.

Externally, the apartment benefits from an allocated parking space and a tandem one-and-a-half garage, offering excellent storage and parking options. This superb apartment combines comfortable living with practical amenities in a sought-after location and is offered with the added benefit of no onward chain.

### Useful Information

Contact Goodman & Lilley today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

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 of £2643 PA & ground rent of £150 PA (978 Years Remaining On The Lease)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Electric, Water, Mains Drainage

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

- Stunning One Bedroom Apartment
- Spacious Open-Plan Living
- Private Garden To The Rear
- Large Bedroom With Garden Access
- Allocated Parking
- First Floor With A great View Of The Amphitheatre
- First Floor Balcony
- No Onward Chain
- Modern Shower Room
- Tandem Garage



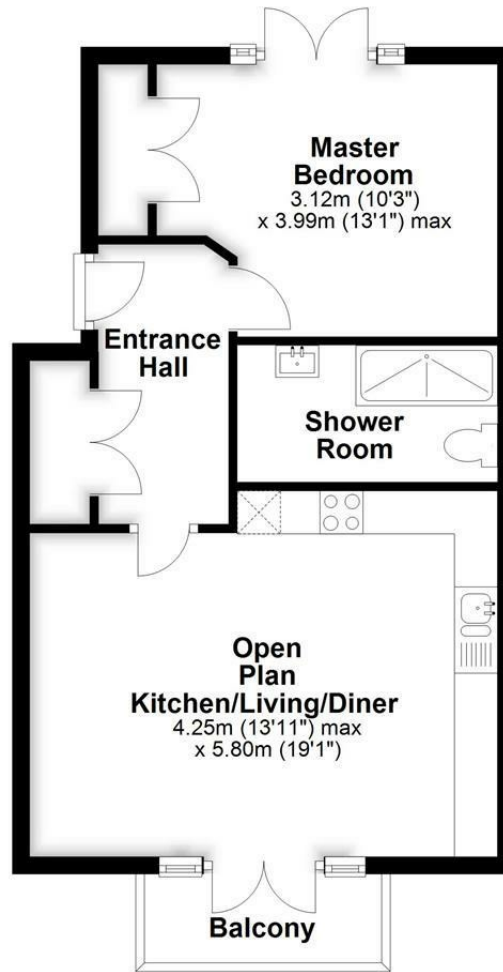
GUIDE PRICE £215,000





## First Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



Total area: approx. 47.3 sq. metres (509.1 sq. feet)

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

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.