



62 KITTIWAKE DRIVE, PORTISHEAD BS20 7PL

Occupying a prime position within the ever-popular Village Quarter, this well-presented two-bedroom apartment combines spacious open-plan living with two double bedrooms, two bathrooms, allocated parking and easy access to the Marina, nature reserve and High Street.

The apartment is approached via a secure communal entrance, with convenient access available from both the residents' parking area and the attractive pedestrian walkways connecting the Marina and nearby nature reserve.

The welcoming entrance hall provides access to all principal rooms and includes a useful built-in storage cupboard. Both bedrooms are positioned to the rear of the apartment, offering well-proportioned double accommodation, with the principal bedroom benefiting from a stylish en-suite shower room comprising a shower enclosure, wash basin and WC.

The heart of the home is the spacious open-plan kitchen, living and dining room, a bright and sociable space perfectly suited to both everyday living and entertaining. The kitchen is fitted with a comprehensive range of contemporary wall and base units, finished with white cabinetry, contrasting dark worktops and integrated appliances, while there is ample space for both dining and comfortable seating.

Completing the accommodation is a well-appointed family bathroom, fitted with a modern white suite incorporating a panelled bath with shower attachment, wash basin and WC.

OUTSIDE

Externally, the apartment enjoys a private balcony, seamlessly accessed from the open-plan kitchen, living and dining area, providing an ideal space to relax or enjoy a morning coffee. The property also benefits from an allocated parking space, ensuring convenient off-road parking for residents.

LOCATION

Situated within the highly regarded Village Quarter, the property enjoys easy access to the nearby nature reserve, Marina and vibrant High Street. A superb selection of independent shops, cafés, bars, restaurants and Waitrose are all close by, together with sailing facilities, the open-air lido, scenic coastal walks and attractive green spaces.

The forthcoming reopening of the Portishead to Bristol railway line will further enhance connectivity, while excellent road links and convenient access to the M5 make this an ideal location for commuters seeking the perfect balance of coastal living and everyday convenience.

AGENT NOTES

Tenure: Leasehold

Council Tax Band: C

EPC Rating: B

Local Authority: North Somerset Council

Services: Mains gas, electric, water and drainage connected



**GOODMAN & LILLEY
BRANCH NETWORK**

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

CLEVEDON

28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

SHIREHAMPTON

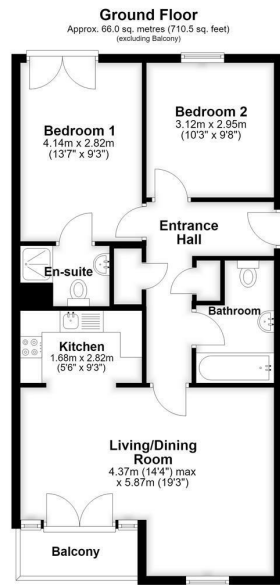
9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilley.co.uk

LETTINGS

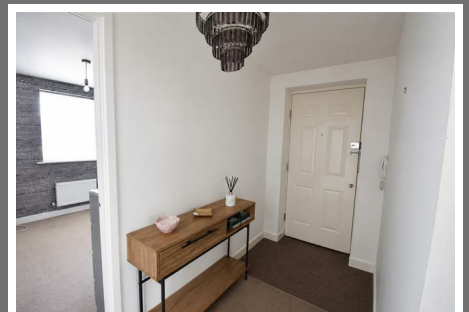
01275 299010
lettings@goodmanlilley.co.uk

**LAND & NEW
HOMES**

0117 213 0151
LNH@goodmanlilley.co.uk



Total area: approx. 66.0 sq. metres (710.5 sq. feet)



- First Floor Apartment
- Approx. 710 Sq. Ft
- Master Bedroom with Ensuite
- Allocated Parking Space
- Two Double Bedrooms
- Open Plan Living
- Private Balcony
- Prime Portishead Location

Opening hours vary slightly in each office
Mon to Fri 9am-6pm Sat 9am-4pm

