



78 HIGH STREET,  
BRISTOL, BS20 6EH

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GOODMAN  
& LILLEY



ULTRA-MODERN FIRST-FLOOR APARTMENT FEATURING TWO DOUBLE BEDROOMS, STUNNING KITCHEN AND BATHROOMS, OPEN-PLAN LIVING WITH SOLID OAK FLOORING, AND ALLOCATED PARKING — ALL IN THE HEART OF THE TOWN CENTRE.

Accessed via a secure communal entrance with buzzer system and staircase to the first floor, this ultra-modern apartment offers style, space, and luxury throughout.

Upon entering, you're greeted by a welcoming hallway with solid oak flooring, providing access to all rooms. The open-plan living area is bright and spacious, featuring ample space for both living and dining. It flows seamlessly into a high-end modern kitchen complete with integrated appliances and elegant stone worktops. Dual-aspect windows – including three to the side and a striking floor-to-ceiling window to the front – flood the room with natural light. Double doors open to a useful utility cupboard with plumbing for a washing machine and tumble dryer.

The master bedroom mirrors the contemporary feel, featuring a matching floor-to-ceiling window and a beautifully appointed en-suite fitted with a Villeroy & Boch suite, stylish wall and floor tiles, and a backlit mirror. The second bedroom is also a generous double, offering plenty of space for wardrobes.

The main bathroom complements the en-suite, finished to the same exceptional standard with a Villeroy & Boch suite, chrome towel rail, and backlit mirror.

This impressive apartment combines premium finishes, thoughtful design, and a central town location complete with allocated parking and no onward chain.

Location

Perfectly positioned on Portishead's bustling High Street, this stylish first-floor two-bedroom apartment offers vibrant town-centre living with shops, cafés, and amenities right on your doorstep.

Combining modern comfort with convenience, it's ideal for professionals or downsizers seeking easy access to local transport links and the marina, all while enjoying the lively atmosphere of this sought-after coastal town.

Agent Notes

Tenure-Share of Freehold

Ground Rent- Peppercorn rent split between three apartments

Service charge- To be confirmed, management company will be made up of building owners once all properties are sold.

Council Tax: Band B

Services & Utilities: Mains electricity, Mains gas central heating, Mains water supply and drainage

- Ultra Modern First Floor Apartment
- High End Finish Throughout
- Light Filled Open Plan Living Space
- Allocated Parking
- No Cladding Issues

- Two Great Sized Double Bedrooms
- Over 800 Sqft
- Town Centre Location
- Share Of Freehold
- No Onward Chain

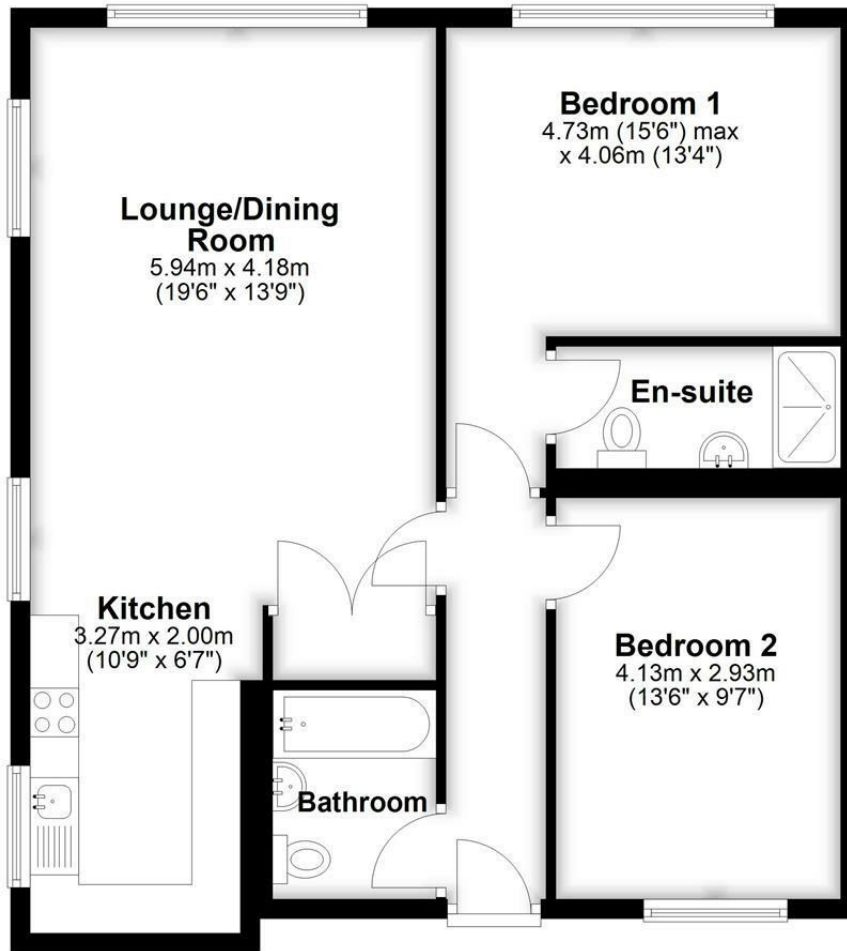


GUIDE PRICE £265,000



## First Floor

Approx. 75.5 sq. metres (812.8 sq. feet)



Total area: approx. 75.5 sq. metres (812.8 sq. feet)

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