



259 DOWN ROAD

PORTISHEAD BS20 8HY



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Wake up to spectacular estuary views from this exceptional coastal bungalow. Occupying a generous, near-level plot on the highly desirable Down Road, this beautifully maintained detached home offers an increasingly rare opportunity to enjoy spacious single-storey living in one of Portishead's most prestigious hillside locations.

Enjoying delightful views towards the Severn Estuary, this attractive home offers versatile single-storey living, mature gardens and ample parking, making it an ideal choice for those looking to downsize without compromise. Perfectly positioned within easy reach of local amenities and a nearby bus service providing convenient access to both Portishead and Bristol, the property combines a peaceful setting with excellent connectivity.

The well-planned accommodation is both spacious and adaptable, beginning with a welcoming entrance hall leading through to a generous sitting room where large patio doors frame views towards the estuary and open onto the front garden, creating a light and inviting living space.

The fitted kitchen offers an excellent range of storage and workspace and flows naturally into the separate dining room, providing an ideal setting for entertaining family and friends. A delightful conservatory overlooks the rear garden and offers an additional reception area, with direct access outside, allowing the garden to become a natural extension of the home during the warmer months.

There are two well-proportioned double bedrooms, both benefitting from fitted wardrobes, while the principal bedroom enjoys a peaceful position overlooking the side garden. The second bedroom features attractive bay windows capturing views towards the Severn Estuary. Completing the accommodation is a well-appointed shower room with built-in storage.

OUTSIDE

Outside, the property enjoys beautifully maintained gardens to both the front and rear. The landscaped front garden features a lawn, mature planting and a paved seating terrace, perfectly positioned to enjoy stunning evening sunsets across the Severn Estuary. The private, level rear garden offers a sunny aspect with well-stocked borders, a patio, vegetable garden and pond, while a timber workshop with power and lighting provides excellent storage or hobby space. A generous driveway offers off-road parking for several vehicles and leads to a single garage.





AT A GLANCE

926.00 SQ FT
COUNCIL TAX BAND: D
RECEPTION ROOMS: 2
BEDROOMS: 2
BATHROOMS: 1
FREEHOLD



DESCRIPTION CONTINUED

LOCATION

Down Road occupies a highly regarded position on the hillside above Portishead, offering an excellent balance of tranquility and convenience. The property is within easy reach of the town centre, Marina, a wide range of shops, cafés and restaurants, together with Waitrose, Sainsbury's and excellent leisure facilities. Regular bus services are available nearby, providing convenient connections to both Bristol and the surrounding areas.

Portishead has become one of the South West's most desirable coastal towns, renowned for its vibrant Marina, picturesque waterfront, strong sense of community and abundance of green open spaces, including the nearby Gordano Valley and coastal paths. The town is also set to benefit from the long-awaited reopening of the Portishead to Bristol railway line, with passenger services expected to commence in the coming years. The reinstated line will provide a direct rail connection to Bristol Temple Meads, significantly enhancing commuting options and further strengthening Portishead's appeal as a place to live and invest. For those travelling by road, the M5 motorway is easily accessible via Junction 19, providing excellent links to Bristol, the South West, the Midlands and beyond, while Bristol Airport is approximately 30 minutes away, making both business and leisure travel exceptionally convenient. Combining coastal living with excellent amenities, outstanding transport links and exciting future investment, Portishead continues to be one of North Somerset's most sought-after places to call home.

MATERIAL INFORMATION

Tenure: Freehold

Local Authority: North Somerset Council

Council Tax Band: D

EPC Rating: D

Services: Mains electricity, water, drainage and gas are connected.

Heating: Gas-fired central heating via combination boiler.

Broadband: Superfast and ultrafast broadband are available in the area (purchasers should verify availability with their chosen provider).

Mobile Coverage: Indoor and outdoor mobile coverage is available from the major network providers, although coverage may vary depending on provider and handset.

Parking: Private block-paved driveway providing off-road parking for several vehicles, leading to a single garage.

Garage: Single garage with up-and-over door.

Construction: Believed to be of traditional construction (buyers should seek confirmation from their surveyor).

Flood Risk: Purchasers are advised to make their own enquiries regarding flood risk via the Environment Agency.

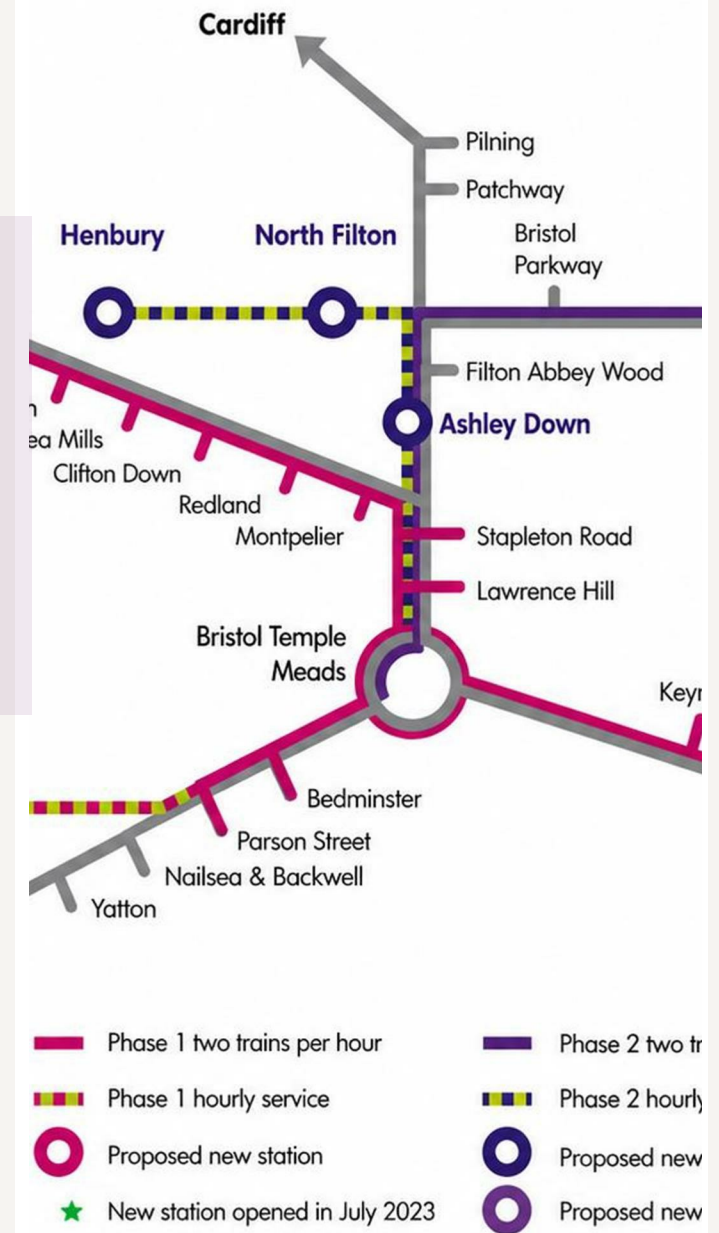


AGENTS NOTES

Rights & Easements: The property is sold subject to any rights, easements, covenants and restrictions that may exist.

Utilities: The property is understood to be connected to mains gas, electricity, water and drainage. Buyers should satisfy themselves as to the suitability and condition of all services.

Accessibility: The property is arranged over a single level and occupies a largely level plot.



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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
926.00 SQ FT

COUNCIL TAX BAND : D

RECEPTION ROOMS : 2

BEDROOMS : 2

BATHROOMS : 1

FREEHOLD



Approximate total area⁽¹⁾
1003.77 ft²
93.25 m²

(1) Excluding balconies and terraces





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