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newhomes

26 Nichols Road, Portishead, Bristol, BS20 8DT

£1,250,000

An exceptional and individual ultra modern (3000 sq ft ) new build family home with breathtaking water views.

- Circa 3000 sq ft
- Spectacular 36 x 22 Living area with multiple balconies
- Luxurious fittings throughout
- Stunning Views over the Bristol Channel
- Principal suite with walk in dressing room and ensuite bathroom
- Waterfall Stone Worksurfaces with Neff Appliances
- 340m Lawned Garden with mature Hedging providing privacy
- Large garage
- Air source pumps and solar panels
- 10 Year Build Warranty

#### The Property

Externally the house is designed with simple, elegant forms and noble materials.

Its front and side façades are punctured with asymmetrical patterns of windows and glazed doors affording light-filled internal spaces and nautical views over the Bristol channel.

The main front door opens onto a large hallway with useful storage space, 4 bedrooms of which 3 have the benefit of an ensuite shower room and the master suite bedroom, at the back of the property, also boasts a spacious walk in dressing room and a large ensuite bathroom with separate shower. A shower room with WC can be accessed both internally and from the garden. Completing this floor is a large garage accessible from the corridor and an external utility room.

On the first floor, is the impressive bright open-plan kitchen and breakfast area making the most of the far-reaching views via its glazed façade. The well-appointed kitchen has been carefully considered to suit everyday family needs and sociable entertaining. Honed white granite waterfall worktops sit atop a plentiful provision of simple midnight blue cabinetry and high-end appliances. Adjacent is a vast reception room with French doors opening onto two spacious balconies, perfect for all fresco dining or entertaining. Completing the first-floor layout is the utility room, with banks of full-height cupboards and room for washing and ironing, the fifth bedroom and W.C. A spiral staircase accessed from the side balcony via bifold doors leads to the private garden planted with small hedging softening the parking and garden edges, and trees, as well as lots of aptly chosen plants.

The house has an air-source heat pump, providing economical and environmentally responsible underfloor heating and solar panels makes this property an ultra-house.

#### The location

The property enjoys stunning views over the Bristol Channel and is situated just above Sugar Loaf Beach, popular with families whilst a long coastal path offers beautiful walks. Nichols Road is a quiet and secluded residential street in this extremely popular location regarded as one of the prime residential areas of the thriving coastal town of Portishead with views of the Bristol Channel Both its privacy and views. It has excellent access to the thriving High Street with its wide range of amenities and the the modern harbourside with it restaurants, bars and Waitrose whilst the Lake Grounds with its park, esplanade and outdoor swimming pool are also close by. Access onto the regional motorway network via the M5 is within 3.5 miles whilst Clevedon is just under 5 miles away.

#### Other Information

Freehold

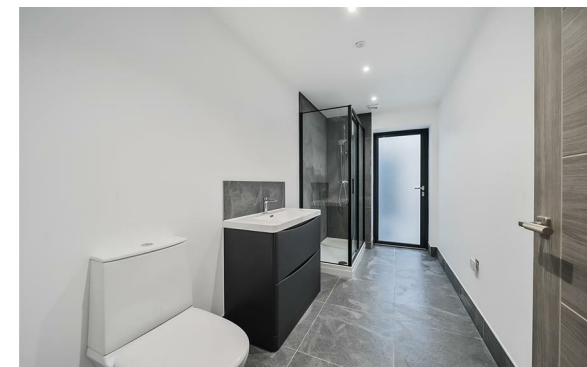
Council Tax Band: G

10 year structural warranty and multiple other warranties

Wired in for alarms

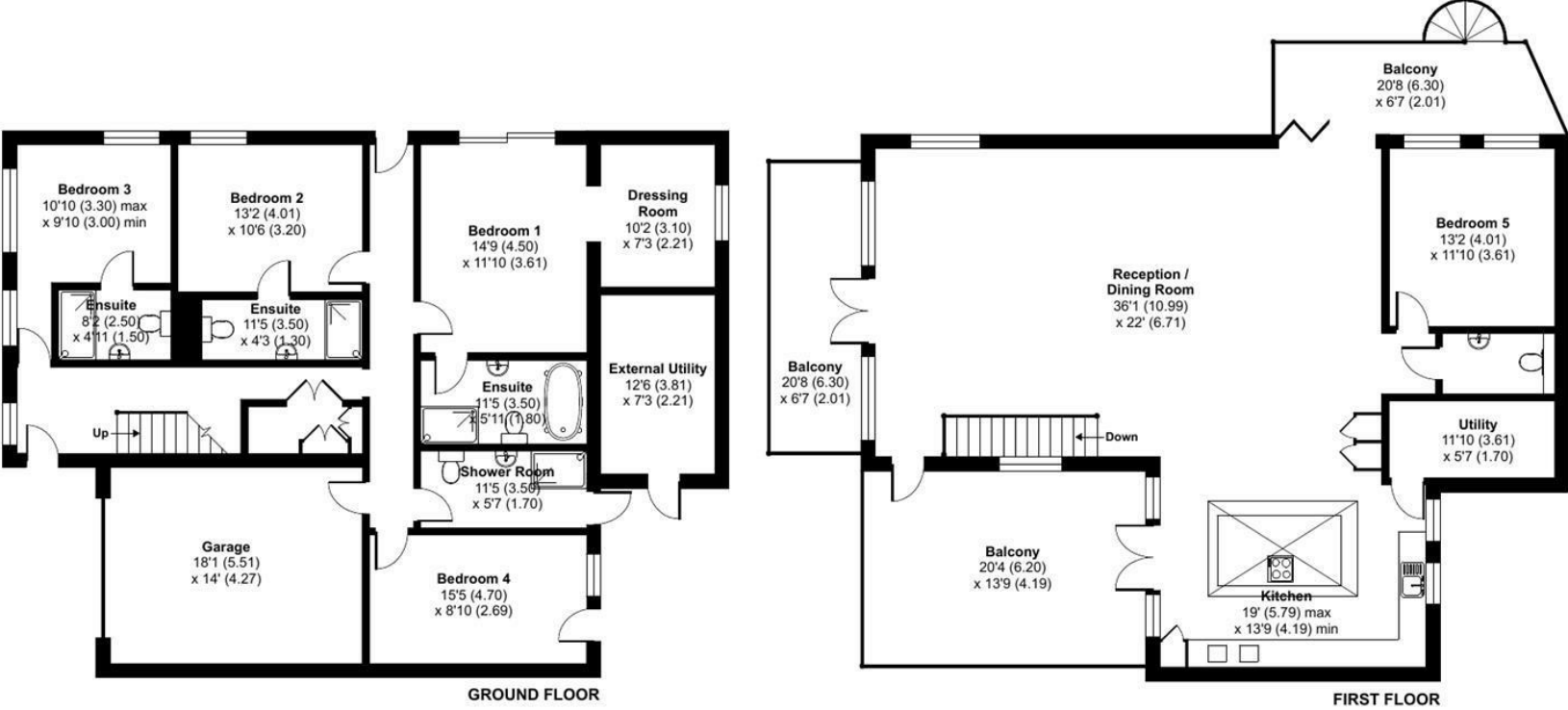
#### Please Note

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# Nichols Road, Portishead, Bristol, BS20

Approximate Area = 2584 sq ft / 240 sq m  
 Garage = 252 sq ft / 23.4 sq m  
 External Utility = 104 sq ft / 9.7 sq m  
 Total = 2940 sq ft / 273.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hollis Morgan. REF: 1208658



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