



52 BURLINGTON ROAD,
PORTISHEAD, BS20 7BW

**GOODMAN
& LILLEY**



A SPACIOUS DUPLEX APARTMENT OFFERING (1025 SQ FT) OF WELL-PROPORTIONED LIVING SPACES, WITHIN A SMALL BLOCK, SITUATED ON THE POPULAR PORT MARINE DEVELOPMENT WITH VIEWS OVER AMPHITHEATRE.

Upon entering the property, you are welcomed into a generous hallway, providing access to the living accommodation of the home. First on the left is the main bathroom, comprising of bath with shower over, wash basin and WC.

Directly ahead, are the two bedrooms both positioned to the front of the property. The principal bedroom is a well sized double, benefitting from built-in wardrobes and an en-suite shower room with shower, wash basin and WC. The second bedroom is also well proportioned, enjoying excellent natural light and offering flexible use as a guest room, home office or additional bedroom.

The main floor is completed by the impressive kitchen/dining room, featuring dual-aspect windows and a Juliet balcony, creating a bright and airy living space, filled with natural light. The kitchen is well equipped with a range of cabinets and generous worktop surfaces, making it ideal for everyday living and entertaining.

The stairs rise to a spacious and inviting living room, opening onto a private balcony, providing an excellent space to relax and enjoy the outlook.

Allocated Parking

Allocated parking space located at the rear of the property.

Location

Located in the heart of the vibrant Portishead Marina, this duplex apartment is situated within easy walking distance of a wide range of shops, cafés and bars, providing a convenient and highly desirable lifestyle.

Agent Notes

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

- Ground Rent: £276
- Service Charge: £3428
- Managed by First Port Group
- Please note that this information is correct at the time of publishing but is subject to change.

Council Tax Band: D

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

- Top Floor Duplex Apartment
- Approximately 1025 SQ FT
- Spacious Living Room With Balcony
- Master Bedroom with En-Suite
- Allocated Parking Space
- Two Double Bedrooms
- No Onward Chain
- Kitchen/Diner With Juliet balcony
- Popular marina location within walking distance of local bars and restaurants
- No Cladding Issues

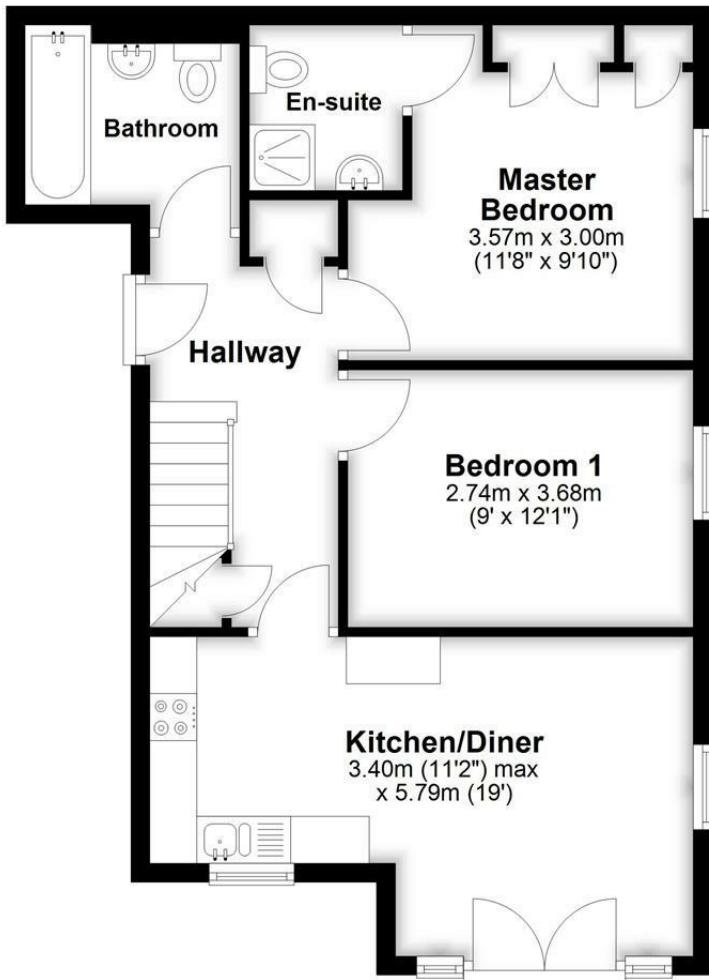


GUIDE PRICE £295,000



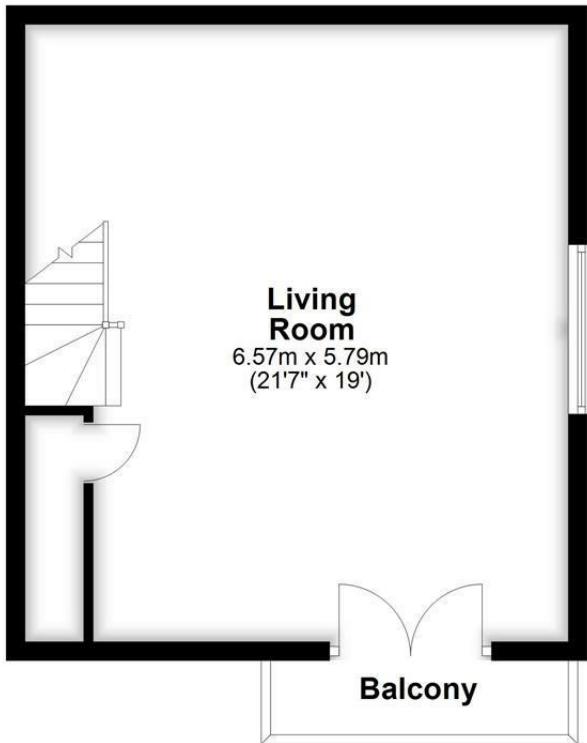
Ground Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 95.3 sq. metres (1025.7 sq. feet)

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