



142 PHOENIX WAY,
PORTISHEAD, BS20 7JX

**GOODMAN
& LILLEY**



OFFERED FOR SALE IN EXEMPLARY CONDITION, THIS IMPRESSIVE FOUR-BEDROOM TERRACED TOWNHOUSE IS POSITIONED WITHIN THE HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE QUARTER DEVELOPMENT — A MODERN AND VIBRANT COMMUNITY PERFECTLY PLACED BETWEEN THE MARINA, NATURE RESERVE AND PORTISHEAD HIGH STREET.

Beautifully maintained and thoughtfully presented throughout, the property offers spacious, light-filled accommodation arranged over three floors, providing flexibility to suit a variety of buyers. It will particularly appeal to professional couples looking to enjoy a peaceful coastal lifestyle while retaining excellent access to the motorway network and Bristol city centre. Equally, families will appreciate the generous proportions and the enviable location close to Trinity Primary School and the neighbouring nature reserve — a wonderful setting in which to raise children and enjoy outdoor living.

The accommodation in brief comprises a welcoming entrance hall that sets the tone for the home, with access to a convenient cloakroom and useful storage. To the front, a modern kitchen/dining room provides an ideal space for both everyday family life and entertaining, while to the rear, the spacious living room enjoys a pleasant outlook and direct access to the enclosed garden, allowing for seamless indoor-outdoor living during the warmer months.

The first floor hosts three well-proportioned bedrooms, offering flexibility for growing families, guests or those working from home, all served by a contemporary family bathroom. Occupying the entirety of the second floor is an impressive principal bedroom suite — a true retreat — complete with fitted storage and a stylish en-suite shower room, creating a private and peaceful top-floor haven.

Externally, the property continues to impress with its enclosed rear garden, ideal for children and summer entertaining, along with the added benefits of off-street parking and a garage, providing excellent practicality and storage.

Location

The Village Quarter remains one of Portishead's most desirable locations, offering easy access to the nearby nature reserve and the array of independent shops, cafés, bars and restaurants along the High Street and marina, including Waitrose. Residents can also take advantage of the many leisure opportunities on offer, from sailing at Portishead Marina and the Sailing Club to the open-air lido, coastal walks and the extensive parks and green spaces across North Somerset.

In addition, the long-anticipated reopening of the Portishead to Bristol railway line is set to further enhance the area's connectivity, providing a direct rail link into Bristol Temple Meads and significantly improving commuting options. Combined with convenient access to the M5 motorway and excellent road links, the Village Quarter offers an exceptional balance of coastal living and city accessibility.

Useful Information

Local Authority: North Somerset Council

Council Tax Band: D

Tenure: Freehold

Services: All mains services connected — gas, electricity, water and drainage

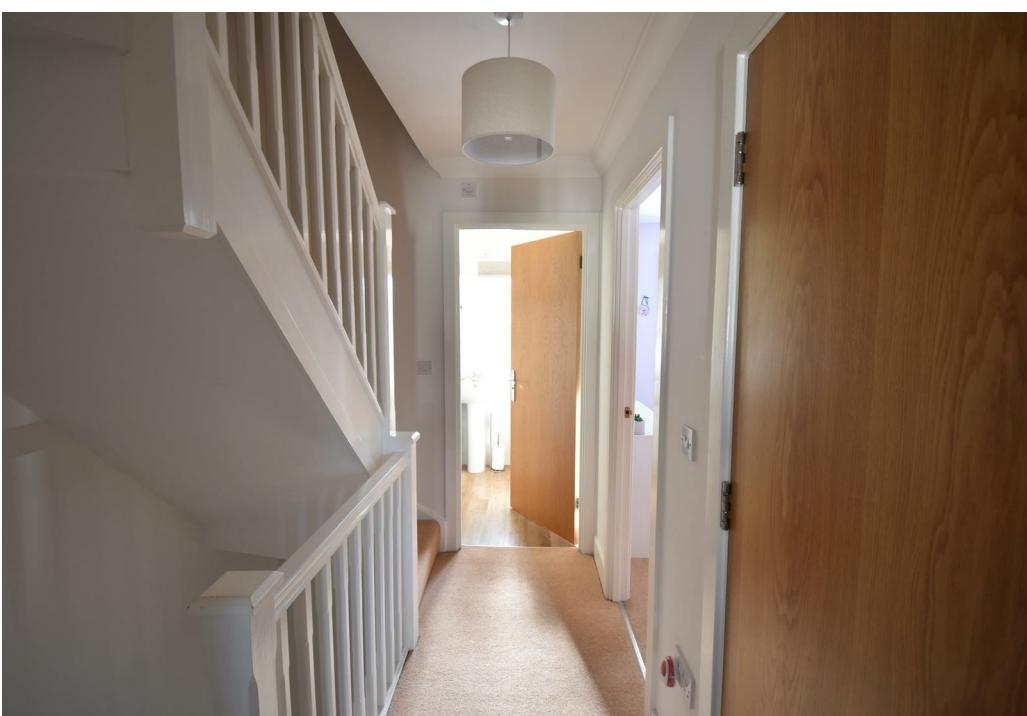
Broadband: Superfast and Ultrafast broadband available (up to c. 80 Mbps standard fibre, with higher speeds available subject to provider)

Mobile Coverage: Good coverage from major networks (subject to provider)

- Immaculately presented four-bedroom townhouse arranged over three spacious floors
- Modern kitchen/dining room, ideal for family living and entertaining
- Three bedrooms and family bathroom on the first floor, offering flexible space for families or home working
- Enclosed rear garden, garage and off-street parking, providing excellent practicality
- Sought-after Village Quarter location, close to Portishead Marina and High Street amenities
- Bright rear living room with direct access to the enclosed garden
- Entire top floor dedicated to a principal bedroom suite with en-suite shower room
- Excellent transport links, with easy access to the M5 and the forthcoming Portishead–Bristol rail line

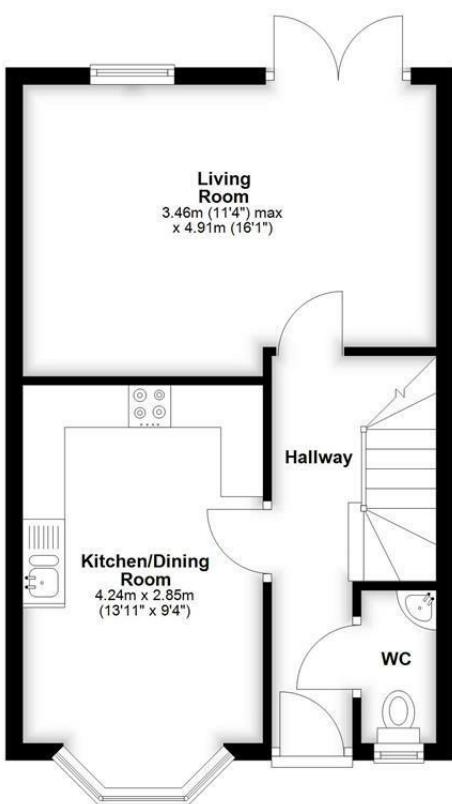


GUIDE PRICE £435,000

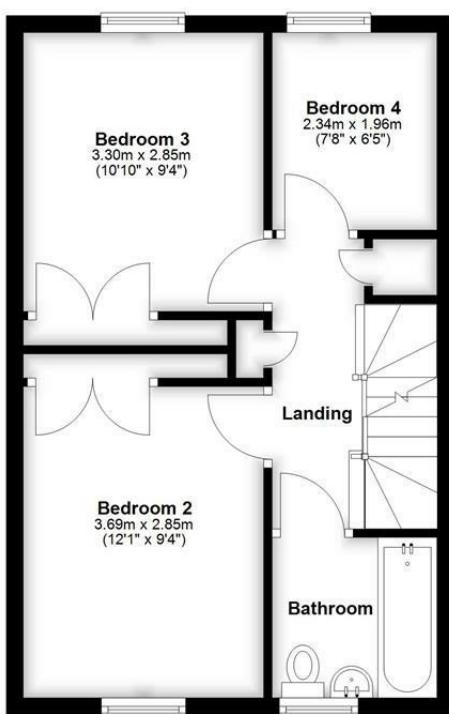


Ground Floor

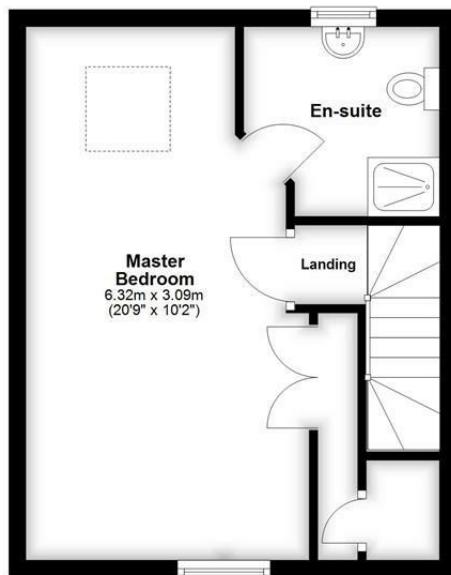
Approx. 38.5 sq. metres (414.9 sq. feet)

**First Floor**

Approx. 38.7 sq. metres (416.3 sq. feet)

**Second Floor**

Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 108.2 sq. metres (1165.0 sq. feet)

HENLEAZE - 0117 2130777

henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440

sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333

shire@goodmanlilley.co.uk

Zoopla.co.uk**rightmove** **WWW.GOODMANLILLEY.CO.UK**

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.