



1 LOCKSIDE SQUARE,
PORTISHEAD, BS20 7AH

**GOODMAN
& LILLEY**



POSITIONED IN A PRIME WATERSIDE SETTING JUST MOMENTS FROM THE LOCK GATES, THIS EXCEPTIONAL FOUR-BEDROOM END-OF-TERRACE TOWNHOUSE IS BEAUTIFULLY PRESENTED THROUGHOUT AND OFFERS SPACIOUS, VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS.

The ground floor centres around a superb open-plan kitchen and dining space, creating the true heart of the home and an ideal environment for both day-to-day living and entertaining. The kitchen offers extensive preparation and storage space, while the dining area comfortably accommodates a large family table and enjoys direct access to the rear garden, seamlessly blending indoor and outdoor living. A separate utility room provides valuable additional storage and laundry space, while a cloakroom and welcoming entrance hall complete the ground floor accommodation.

Occupying much of the first floor is an elegant living room, flooded with natural light and opening onto a private balcony, providing the perfect place to relax and unwind. Also positioned on this floor is the impressive principal bedroom suite, featuring a spacious double bedroom and contemporary en-suite shower room, creating a peaceful retreat away from the remaining accommodation.

The second floor hosts three further well-proportioned bedrooms arranged around a central landing, offering excellent flexibility for family living, guest accommodation or home office use. A modern family bathroom serves this floor, while the overall design of the property ensures a natural separation between living and sleeping spaces across all three levels.

Outside

The rear garden has been thoughtfully landscaped to create a charming and tranquil outdoor retreat, perfectly suited for both relaxation and entertaining. A spacious paved patio provides ample room for outdoor seating and dining, while a central pathway leads through the garden towards the rear garage. A section of low-maintenance artificial lawn adds year-round greenery, complemented beautifully by an abundance of mature planting, decorative shrubs and colourful potted plants which create a wonderfully established and private feel throughout. The garden enjoys a delightful blend of structured landscaping and cottage-style character, with timber fencing and climbing greenery further enhancing the sense of seclusion.

Garage

The property further benefits from a garage positioned to the rear of the garden, accessed conveniently via the rear pathway. The garage is fitted with an up-and-over door together with light and power, providing excellent storage or workshop potential.

Location

Situated in one of Portishead's most desirable waterside addresses, 1 Lockside Square offers an exceptional lifestyle opportunity within the heart of the vibrant marina development. Perfectly positioned just moments from the lock gates and waterfront, the property enjoys immediate access to an array of fashionable cafés, bars and restaurants,

making it ideally suited to buyers seeking a relaxed coastal lifestyle with everyday convenience. The Marina has become renowned for its unique blend of waterside living and community atmosphere, where residents can enjoy scenic walks along the quayside, watch the boats navigate the lock gates and take advantage of the many leisure opportunities right on the doorstep. Whether it's morning coffee overlooking the water, evening dining at one of the nearby restaurants or weekend walks around the Marina and estuary, the area offers an enviable lifestyle rarely found within such easy reach of Bristol.

The property is also conveniently located within walking distance of Portishead's traditional High Street and town centre amenities, including Waitrose, independent shops, supermarkets and leisure facilities. For those who enjoy outdoor pursuits, the nearby Nature Reserve and coastal walking routes provide beautiful open green spaces and wildlife-rich surroundings, ideal for walking, cycling and recreation. Further enhancing the long-term appeal of the area is the highly anticipated reopening of the Portishead to Bristol railway line, which is expected to provide direct rail services into Bristol Temple Meads, significantly improving connectivity for commuters and further strengthening Portishead's already strong reputation as one of the region's premier lifestyle destinations.

Useful Information

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: Freehold

Local Authority: North Somerset Council – 01934 888888

Council Tax Band: E

Services: Main Gas, Electric, Water & Mains Drainage

All viewings strictly by appointment with sole agents Goodman & Lilley.

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- Impressive four-bedroom townhouse arranged over three floors
 - Spacious open-plan kitchen/dining room with separate utility room
 - Principal bedroom suite with en-suite shower room
 - Garage Located To The Rear
 - Approximately 1,341 sq. ft. of versatile accommodation
 - Elegant first-floor living room with private balcony
 - Beautifully landscaped rear garden with artificial lawn
 - Sought-after Marina location close to bars, restaurants & cafes

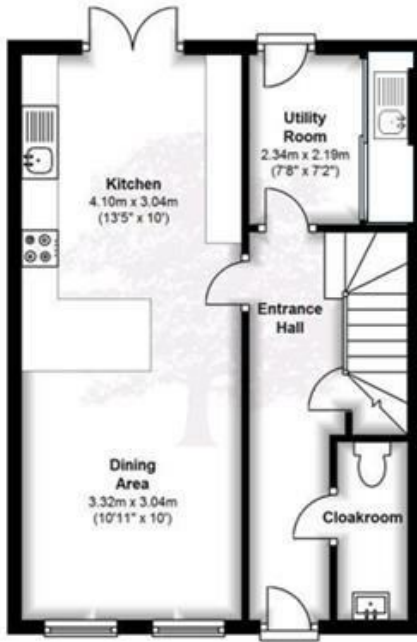


GUIDE PRICE £565,000



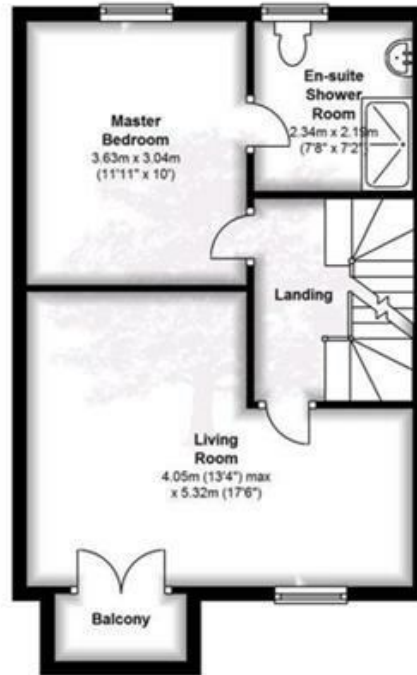
Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



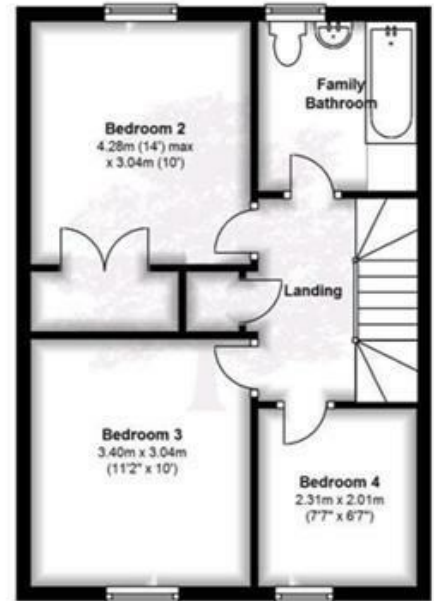
First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Second Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 124.6 sq. metres (1341.3 sq. feet)

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