

24 Brendon Road,
Portishead, BS20 6DH

Goodman & Lilley

A property with breathtaking estuary views to the rear, this well-presented home is approached via a series of steps leading through the front garden and offers spacious and well-balanced accommodation over two floors.
Over the past four years, the current owners have significantly updated the property, including the installation of a new kitchen, gas boiler, bathroom suite and WC, along with new electrical sockets, radiators, lighting, extractor fans, floor coverings, and full redecoration throughout.

Upon entering the property, you are welcomed by a spacious entrance hall, setting the tone for the accommodation beyond and providing access to the principal ground floor rooms, along with a staircase rising to the first floor.

The ground floor offers well-balanced living space, comprising a comfortable living room and a kitchen/dining room, ideal for both everyday living and entertaining. Additional practical areas include a rear lobby and porch, along with useful under-stairs storage and hanging space.

To the first floor, the property continues to impress with three well-proportioned bedrooms, complemented by a well-arranged bathroom setup including a separate WC and a family bathroom.

The living room is a bright and spacious reception room, positioned to the front of the home and benefiting from a large window that allows natural light to flood the space.

To the rear, the kitchen/dining room enjoys attractive panoramic views across the estuary, creating a superb setting for both day-to-day living and entertaining. The kitchen is fitted with a range of contemporary grey wall and base units, offering ample storage and generous worktop space. There is provision for a freestanding fridge/freezer, alongside appliances including a washing machine and dishwasher.

Accessed from the kitchen, the rear porch provides a convenient link to the garden and leads through to the rear lobby. This additional area offers excellent storage potential and presents an opportunity to be adapted into a practical utility room, subject to any necessary consents.

Ascending to the first floor, the accommodation is arranged to provide a practical and well-balanced layout. Straight ahead is a separate WC with wash basin, alongside a family bathroom fitted with a bath with shower over and wash basin, positioned centrally for ease of access.

The principal bedroom and bedroom three are both positioned to the front of the property, while the second bedroom is located to the rear, enjoying the same outstanding unimpeded views

The principal bedroom is a well-proportioned double room, offering space for freestanding furniture and benefiting from a useful built-in storage cupboard positioned near the entrance. Bedroom three is a single room and also incorporates built-in storage, thoughtfully designed to maximise the space above the stairs. The second bedroom is another comfortable double, providing ample space for freestanding furniture and enjoying the attractive rear outlook.

Garden

The property further benefits from an enclosed rear garden, positioned directly off the rear porch from the kitchen, enjoying panoramic uninterrupted views across the estuary.

Location

Situated in an elevated position at the top of Portishead, the home enjoys a convenient setting with a selection of local shops and takeaways close at hand, catering well for day-to-day needs. The property remains within easy reach of the vibrant Marina and High Street, offering an excellent range of cafés, bars, restaurants and leisure facilities.

The position also affords attractive, elevated views across the estuary, enhancing the overall appeal and providing a pleasant outlook to be enjoyed from the property.

Agent Notes

M5 (J19) 4 miles, M4 (J20) 12 miles, Bristol Parkway 14 miles, Bristol Temple Meads 11 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Council Tax Band: B

Services: All mains services connected.

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

- End of Terrace Family Home
- Separate Living Room
- No Onward Chain
- Estuary Views
- Three Bedrooms
- Approx. 927 Sq.Ft
- Off-Road Parking for One Vehicle
- Located Close to Amenities

Guide Price £325,000









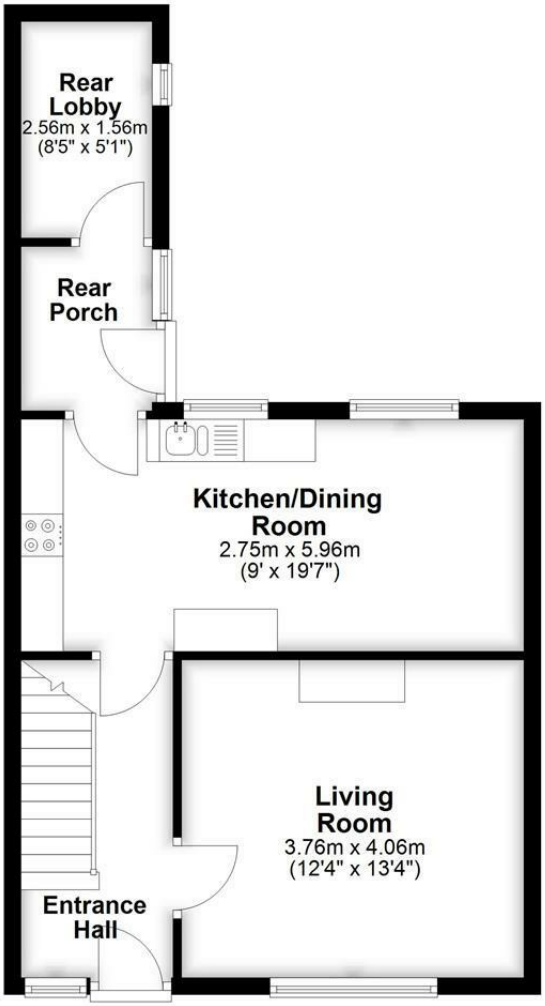






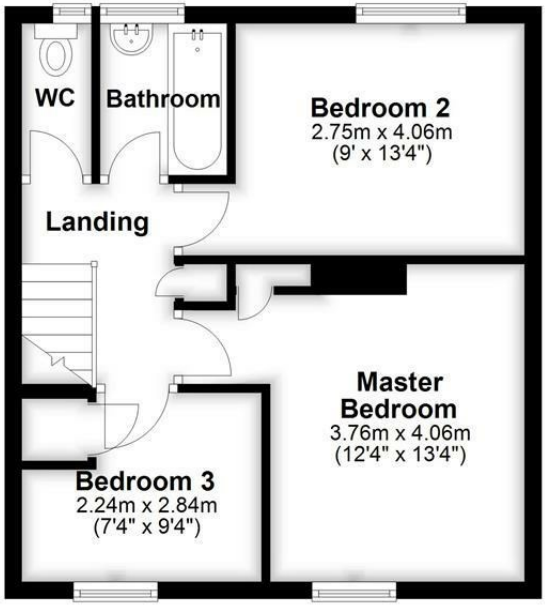
Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 86.1 sq. metres (927.1 sq. feet)

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