



2 Rockleigh Beach Road West, Portishead, BS20 7HU  
Guide Price £550,000

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## 2 Rockleigh Beach Road West, Portishead, BS20 7HU

A rare opportunity to acquire a truly stunning two/three bedroom period maisonette, thoughtfully arranged over three floors and boasting uninterrupted views of the estuary and the Welsh hills.

Perfectly positioned in the sought-after Lake Grounds, this beautiful home offers over 1,600 sq. ft. of versatile living space, blending character with contemporary comfort.

As you walk through the entrance vestibule into a hallway with stairs leading to the first floor. Here, you'll find a convenient cloakroom, a spacious living room, and an exceptional open-plan kitchen/dining/family room. This impressive space has been designed to maximise the front-line panoramic estuary views — an ever-changing coastal backdrop that can be enjoyed year-round. On the second floor, there are two generous double bedrooms, a family bathroom, and a second cloakroom. The top floor features a versatile loft room, perfect as a home office, guest space, or hobby room, offering flexibility to suit your lifestyle.

Outside, the property enjoys front gardens primarily laid to lawn, with two raised timber decked areas—ideal for relaxing or entertaining while enjoying the coastal setting. A private, enclosed seating area framed by brick walls offers a sheltered, sun-drenched spot perfect for alfresco dining or unwinding in peace. In addition, to the rear of the property is a productive allotment.

If you're looking for a unique coastal home with charm, space, and truly breathtaking views, this Lake Grounds maisonette is not to be missed. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

- Period Coastal Maisonette
  - In Excess Of 1600 Sq. Ft
  - Garden & Allotment
  - Unique Opportunity
  - Allocated Parking
- Two/Three Bedrooms
  - Highly Popular Lake Grounds Location
  - Uninterrupted Estuary & Welsh Hill Views
  - Two/Three Reception Rooms
  - No Onward Chain

### Location

Situated on the highly regarded Beach Road West, this unique maisonette will suit a variety of purchasers with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer and a selection of Bars and Restaurants can be enjoyed in both locations. The buyer will warm to the Lake Grounds, providing children the perfect space to explore or play the various sporting activities the 'Lake Grounds' has to offer or enjoy a picnic during those warm summer months. Portishead itself has seen great investment over the last ten years, adding to its popularity and facilities which include a stunning Marina, Waitrose supermarket, a recently refurbished Lido as well as

a number of small boutiques, eateries and larger facilities. Portishead is increasingly popular with families and couples alike of all ages who embrace the outdoor life, many taking advantage of the good schools, golf course, coastal walks as well as access to the M5 motorway network at junction 19. For commuters Bristol city centre is 10 miles away and Bristol Temple Meads or Parkway are used for high speed train links to London Paddington in 90 minutes. Bristol International airport has flights throughout the world and is some 12 miles to the south of the property. There will also be a new train link directly to Bristol.

### Accommodation Comprising:

#### Entrance Vestibule

Period front door opening to the entrance vestibule.

#### Entrance Hall

Period paned door with leaded glazed transom window opening to the entrance hall, radiator, turned staircase rising to the first floor landing.

#### First Floor Landing

With stairs rising to the second floor landing,

#### Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, wash hand basin with cupboards beneath, mixer tap, tiled splashbacks, two uPVC obscure double glazed windows to the rear aspect.

#### Living Room

A good-sized reception room, light-filled with uPVC double glazed windows to two aspects and again enjoys stunning views over the green common and estuary, radiators, TV point, storage cupboard.

#### Kitchen/Dining Room/Family Room

A beautifully appointed spacious room that affords the most beautiful uninterrupted views of the estuary and the Welsh hills from the feature uPVC double glazed sash bay window to the front aspect. Inset wood burning stove, stripped wooden floorboards, radiators, ample space to position a dining room table and chairs as well as an arrangement of lounge furniture providing the ideal place to entertain family and friends. The kitchen is fitted with a comprehensive range of cream high-gloss wall, base and drawer units with worksurfaces over that incorporate a breakfast bar peninsula, four-ring induction hob, electric fan assisted double oven, integrated dishwasher & fridge/freezer, stainless steel sink and drainer unit, tiling to splash prone areas, continuation of the wooden floorboards, uPVC double glazed window enjoying estuary and Welsh hill views.

#### Second Floor Landing

Storage cupboard, staircase rising to the second floor landing, door to:

#### Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, wash hand basin with cupboards beneath, mixer tap, tiled splashbacks, two uPVC obscure double glazed windows to the rear aspect.

### Master Bedroom

A generous proportioned bedroom with a feature uPVC double glazed bay window to the front aspect enjoying special, estuary vistas, radiator.

### Bedroom Two

A good-sized second bedroom that enjoys a dual aspect view views towards the common and estuary, radiator.

### Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with tiled surround, vanity wash hand basin, shower enclosure with drench shower, chrome heated towel radiator, tiling to splash prone areas, uPVC double glazed window to rear aspect enjoying the wonderful coastal views whilst relaxing in the bath.

### Second Floor Landing

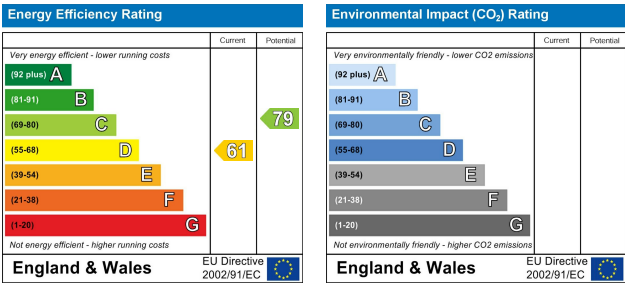
Storage cupboard with a wall-mounted gas fired boiler serving the heating system and domestic hotwater, Velux window flooding the stairwell with natural light, door to:

### Loft Room/Bedroom Three

With two Velux skylights windows flooding the space with natural light.

### Outside

The gardens lie to the front of the property which are laid predominantly to a level lawned area with two raised timber decked areas providing the ideal place to sit back and enjoy the coastal vehicles whilst dining alfresco in the warmer summer months. The garden also enjoys a private enclosed seating area screened by stone walls providing another enclosed seating space out of the wind and in full-sun. In addition, to the rear of the property there is a generously proportioned allotment owned by the property.

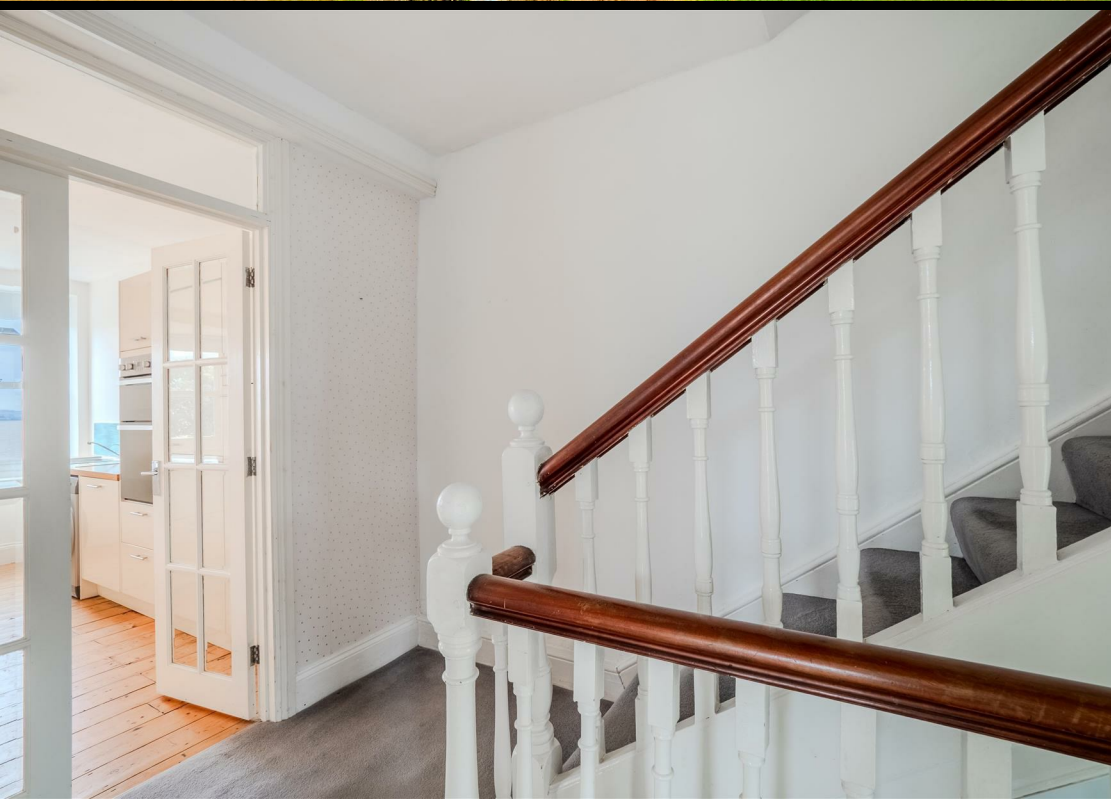


## Portishead

Rembrandt House, 36 High Street, Portishead  
North Somerset, BS20 6EN  
01275 430 440

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



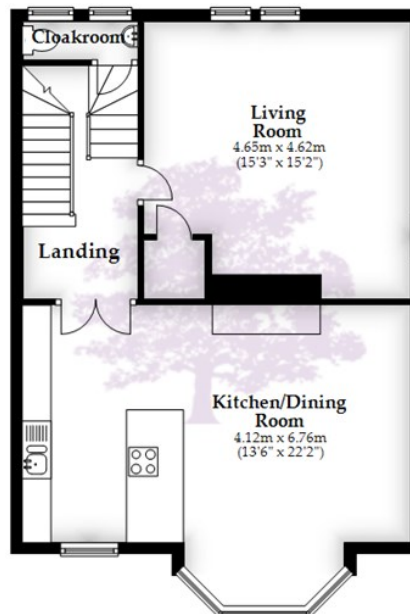




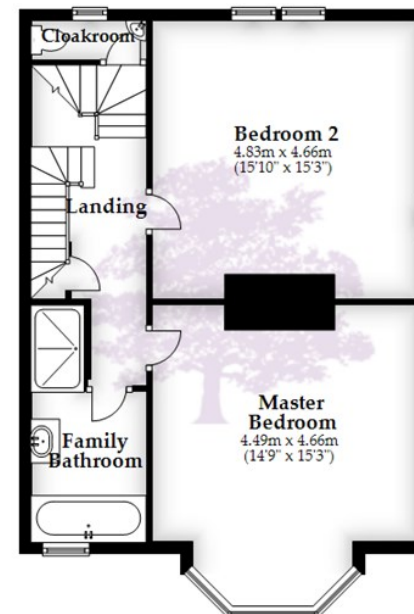
**Ground Floor**  
Approx. 8.1 sq. metres (87.0 sq. feet)



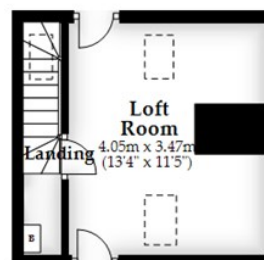
**First Floor**  
Approx. 62.1 sq. metres (668.3 sq. feet)



**Second Floor**  
Approx. 62.8 sq. metres (675.7 sq. feet)



**Third Floor**  
Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 150.1 sq. metres (1616.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.



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