



125 EASTCLIFF,  
PORTISHEAD, BS20 7AD

GOODMAN  
& LILLEY













# 125 EASTCLIFF

## PORTISHEAD BS20 7AD

GUIDE PRICE  
£550,000

Set just off the marina, this spacious and versatile townhouse offers over four bedrooms, multiple reception rooms, a private garden, garage, and off-road parking. Ideal for those seeking a low-maintenance coastal lifestyle with everything Portishead has to offer right on the doorstep. No onward chain for a smooth move.

Set just moments from Portishead's picturesque marina, this beautifully laid-out townhouse offers generous and flexible accommodation in a prime location. Thoughtfully designed across multiple floors, the property features a minimum of four bedrooms, three versatile reception rooms, a garage, off-road parking, and a private garden—ideal for families, professionals, or those looking to enjoy waterside living.

The home is perfectly placed to enjoy all that Portishead has to offer, from waterfront walks and vibrant cafés to the bustling High Street just a short stroll away. With no onward chain, it presents an excellent opportunity for a smooth and speedy move into one of the area's most desirable spots.

Tenure: freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: Mains Gas, Electric, Water, Drainage.

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

### Accommodation Comprising

A spacious entrance hall gives access to the dining room, kitchen/diner, downstairs WC, understairs cupboard, and features double doors opening to a fantastic walk-in storage cupboard.

### Dining Room

The large bay-fronted window floods the room with natural light. Currently used as a dining room, it also offers great flexibility—perfect as a home office, hobby space, or children's playroom.

### Kitchen/Diner

A spacious kitchen/diner fitted with a range of matching wall and base units, complete with laminate work surfaces. Double doors and windows overlook and open onto the garden, filling the room with light. There's ample space for a dining area, and a door leads conveniently into the separate utility room.

### Utility Room

A generous utility room featuring a row of built-in units with a work surface over, an inset sink, and plumbing/provisions for both a washing machine and tumble dryer.

### First Floor Landing

The first-floor landing provides access to the living room, bedroom one, bedroom four, and the airing cupboard, with stairs continuing up to the second floor.

### Bedroom One

A large double bedroom featuring wall-to-wall built-in wardrobes, two rear-facing windows, and a door leading to the en-suite shower room.

### En-suite

A modern en-suite with a three-piece suite comprising a single shower, low-level WC, pedestal sink, and a chrome heated towel rail.

### Bedroom Four

A generously sized double bedroom featuring a dormer-style window to the rear aspect and ample space for wardrobes.

### Living Room

Positioned on the first floor, the light-filled living room offers a sense of peace and security. A large bay window, along with an additional window, floods the space with natural light. Just off the lounge, an open study area with a front-facing window provides a quiet, versatile workspace.

### Second Floor Landing

The second-floor landing provides access to bedrooms two and three, the bathroom, and includes a hatch giving access to the loft, with a side window allowing natural light to fill the space.

### Bedroom Two

Bedroom Two is a generously sized double room with a rear-facing window and ample space for wardrobes.

### Bedroom Three

Bedroom Three is a spacious double room with a window to the front, offering plenty of space for wardrobes.

### Family Bathroom

The family bathroom completes the second-floor accommodation. This spacious bathroom serves both bedrooms two and three and features a three-piece suite comprising a panel bath with shower over, low-level WC, and pedestal sink.

### Garden

A courtyard-style garden featuring a patio area, lawn, mature shrubs, and rear access into the garage.

### Garage

Single garage with lighting, electricity, and an up-and-over door, plus a courtesy door to the garden. A carport in front of the garage provides off-road parking for one vehicle.



- Four Bedroom Townhouse
- Set Just Off Of The Marina
- Close To Local Amenities
- Garage And Off Street Parking
- Three Reception Rooms
- Outdoor Space No Onward Chain
- Diverse Accommodation
- Sought After Location
- Character Style Bay Windows
- Kitchen/Diner With Garden Access







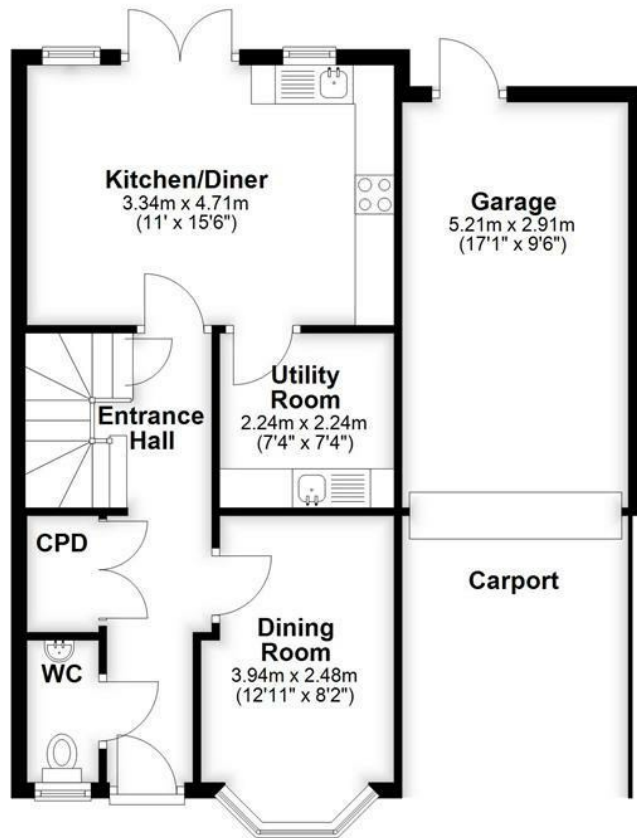


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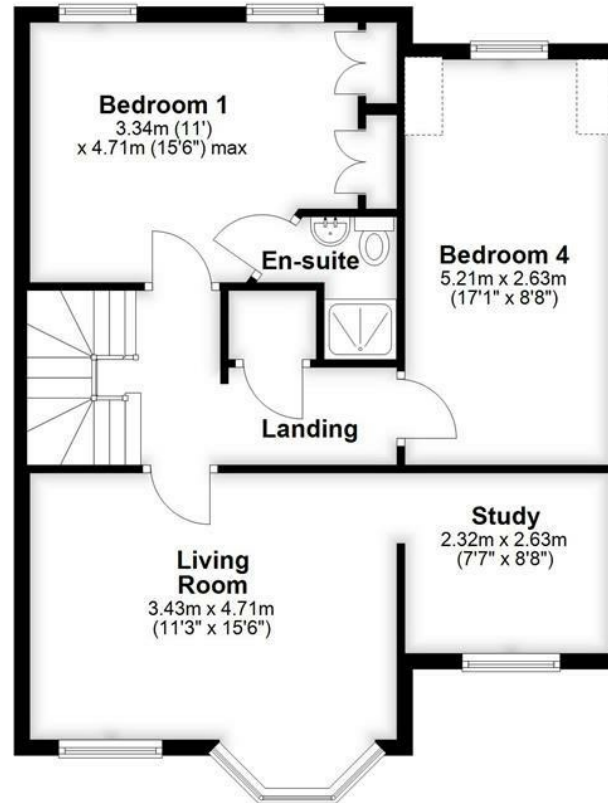
### Ground Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



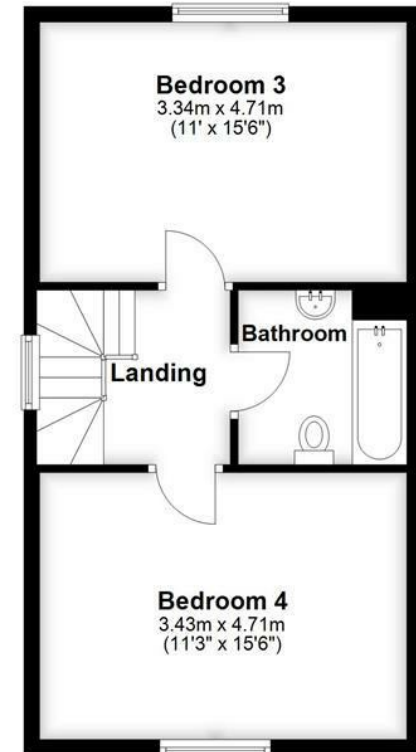
### First Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



### Second Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 177.9 sq. metres (1914.4 sq. feet)



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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