



48 Pembroke Road, Portishead, BS20 8HF
Guide Price £350,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

48 Pembroke Road, Portishead, BS20 8HF

A stylish four-level home with stunning estuary views, three bedrooms, modern kitchen, and a landscaped garden with pond and BBQ area. Potential to extend (subject to planning).

- End Of Terrace Home
 - Modern Kitchen/Breakfast Room
 - Split-Level Accommodation
 - Great Condition Throughout
- 3 Bedrooms
 - Landscaped Rear Garden
 - Cosy Living Room With Garden Access
 - Separate Utility Room

Spanning four half levels, this deceptively spacious home offers a high-quality finish throughout, featuring three double bedrooms and far-reaching views of the estuary. The property includes a modern kitchen/breakfast room and a stylish bathroom, both presented to a high standard. The landscaped garden also enjoys elevated views, creating a perfect space for relaxation or entertaining. Additionally, there is potential to extend into the loft, subject to the necessary planning permissions.

Tenure: freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Mains Gas, Electric, Water, Drainage.

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

Accommodation Comprising

Entrance

Enter via a spacious entrance area that also serves as a utility space, complete with a range of storage units. A glazed door leads into the inner

hall, which provides access to the kitchen/breakfast room and a convenient WC. A half flight of stairs leads down to the living area. Decorative storage cupboard.

Kitchen/Breakfast

Fitted to a modern standard, the kitchen features integrated appliances and a dual-level breakfast bar that offers additional workspace and seating. A window to the front aspect provides natural light and a pleasant outlook.

Lounge

Accessed via a half flight of stairs, the lounge offers direct access to the level rear garden. The space features decorative ceiling spotlights, a large window, and a glazed door that fills the room with natural light and creates a seamless indoor-outdoor connection.

Upper Landing

The upper landing provides access to bedroom one and bedroom three, with a half flight of stairs leading up to the top floor.

Bedroom One

A generously sized double bedroom featuring built-in wardrobes and a window to the rear aspect, offering beautiful views over the estuary.

Bedroom Three

A well-proportioned single bedroom with a window to the rear aspect, offering views over the garden and towards the estuary.

Top Floor Landing

The top floor landing provides access to bedroom two, the bathroom, an airing cupboard, and additional storage cupboards.

Bedroom Two

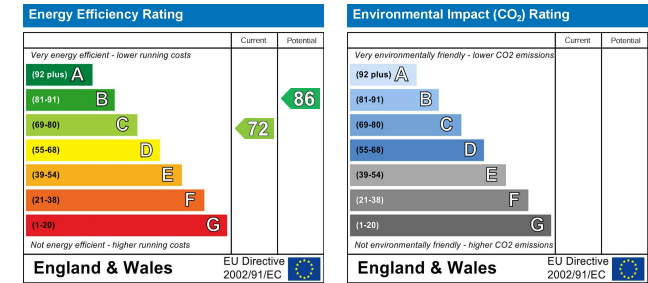
A spacious double bedroom featuring built-in wardrobes and a window to the front aspect.

Bathroom

A well-appointed family bathroom featuring a three-piece suite, including a panel bath with a shower over, a low-level WC, and an integrated sink with a worktop and storage beneath. Window to front aspect.

Garden

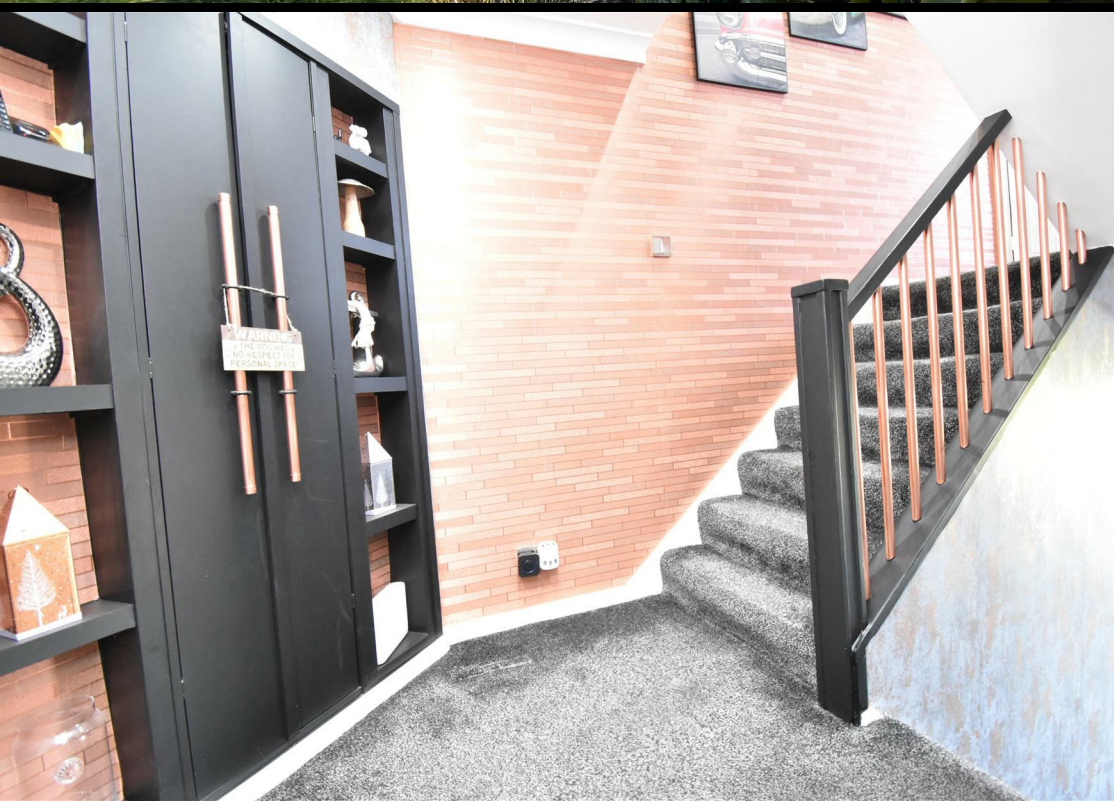
A beautifully landscaped garden featuring an immaculate patio, a covered BBQ area, and a large pond with a water feature. A few steps lead down to an artificial lawn area, surrounded by mature shrub borders, and there is also a shed for additional storage.



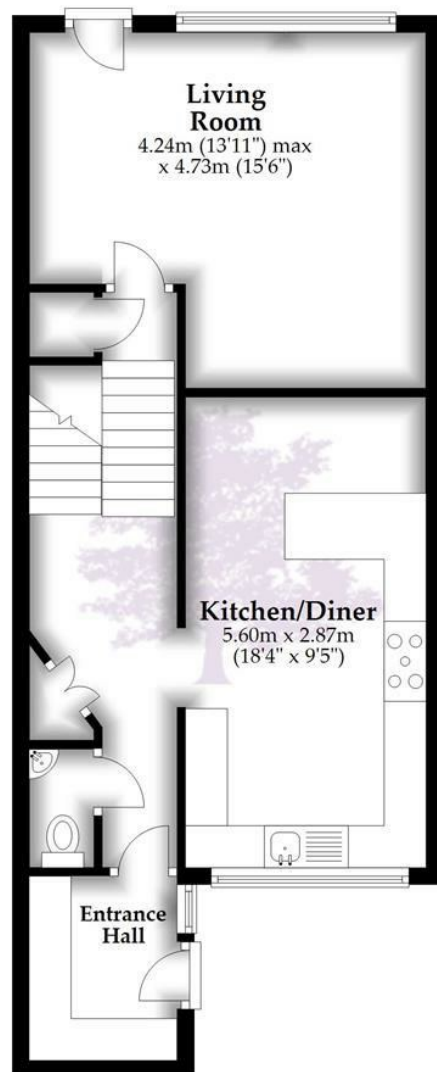
Portishead

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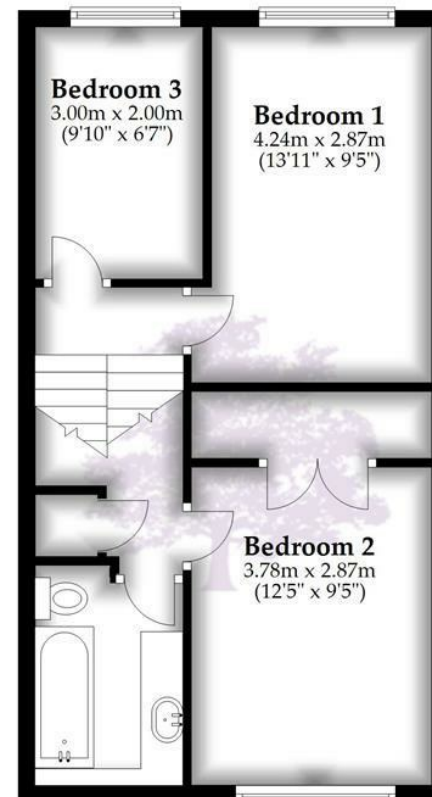
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Ground Floor



First Floor



Total area: approx. 93.6 sq. metres (1007.9 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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