



GOODMAN
& LILLEY

29A LEIGH VIEW ROAD

PORTISHEAD BS20 7ED



AN EXCEPTIONAL HOME

Situated above the vibrant Marina, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation arranged over two floors, offering a balanced layout ideal for modern living.

Upon entering the property, you are welcomed into the kitchen, well appointed with a comprehensive range of fitted base and wall units, work surfaces, tiled splashbacks, inset sink and drainer, built-in electric oven, gas hob with extractor hood above, and space for additional appliances. The heart of the home is the open-plan living and dining space, creating a bright and sociable environment. The dining area provides an ideal space for family meals, while the generous living room benefits from a dual-aspect design with windows to both the front and rear, allowing an abundance of natural light to flood the room. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The first floor offers three well-proportioned bedrooms. The principal bedroom is a spacious double room featuring fitted wardrobes and the added benefit of a private en-suite bathroom. Bedroom two is another comfortable double room overlooking the rear garden, also with fitted wardrobes. Bedroom three provides flexible space, ideal as a bedroom, nursery, or home office. A family shower room completes the first-floor accommodation.

LOCATION & USEFUL INFORMATION

Leigh View Road is situated in the highly sought-after coastal town of Portishead in North Somerset. The town is well known for its attractive marina, waterfront restaurants, scenic coastal walks and strong sense of community. Portishead offers a wide range of local amenities including

supermarkets, independent shops, cafes, medical centres, leisure facilities and sports clubs. The vibrant Portishead Marina development provides a popular hub for dining, shopping and social activities. The area is particularly popular with families due to the excellent local schooling. Nearby schools include St Peter's Church of England Primary School, High Down Infant and Junior Schools, and Gordano School, a highly regarded secondary school serving the wider Portishead area. For commuters, Portishead provides excellent road connections via the A369, offering direct access to Bristol city centre and the M5 motorway at Junction 19. Bristol city centre is typically around 20–30 minutes by car, while Bristol Airport is approximately 25–30 minutes away. Public transport links include regular bus services to Bristol and surrounding areas. The proposed Portishead railway line reopening is expected to further enhance connectivity by providing direct rail services to Bristol Temple Meads. Portishead also benefits from a range of outdoor and recreational opportunities, with nearby coastal paths, nature reserves and countryside walks in the Gordano Valley, making it an attractive location for those seeking both convenience and access to open green spaces.



GOODMAN & LILLEY BRANCH NETWORK

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LETTINGS

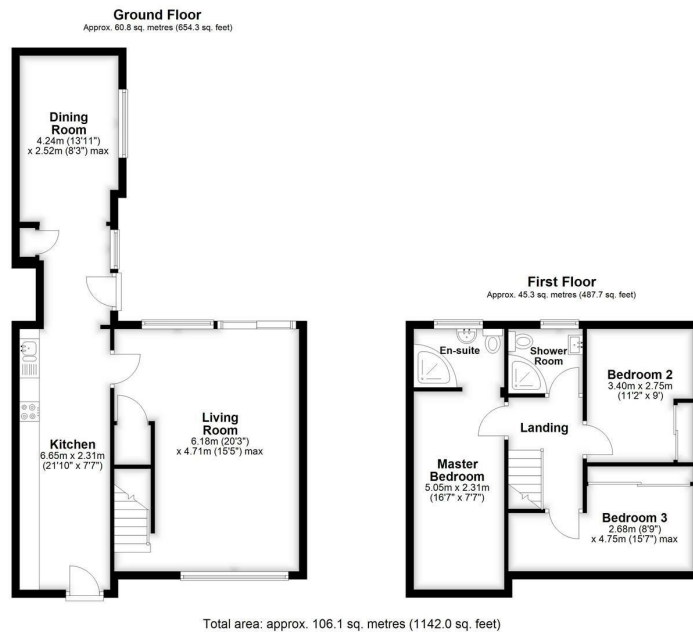
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LAND & NEW HOMES

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- Extended Semi-Detached Family Home
 - Convenient Central Location
 - Approx. 1142 SQ FT
 - Driveway With EV Charging Point
- Three Bedrooms (Master En-Suite)
 - Two Reception Rooms
 - Westerly Facing Rear Garden
 - Viewings Highly Advised

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

