



15 SALLY HILL,
PORTISHEAD, BS20 7BH

GOODMAN
& LILLEY







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GUIDE PRICE

£485,000

The blend of contemporary marina living in Port Marine and the delights of a traditional four/five bedroom semi-detached townhouse give this home the perfect location, situated on the popular Port Marine development within close proximity to the Lake Grounds, Marina and High Street.

The light, airy and highly versatile accommodation is arranged beautifully over three floors and offers in excess of 1460 SQ FT of living accommodation. To the ground floor is a spacious entrance hall, cloakroom, bedroom four/study. A sitting room to the rear offers potential to create a further (5th) bedroom by adding a window. The cloakroom provides the possibility to add an en-suite if desired.

Family buyers will warm to the living space offered on the middle floor with the living room with Juliette balcony and a generous kitchen/diner that leads out to the garden through French doors. To the second floor are three further double bedrooms and a family bathroom. Externally, the property benefits from an enclosed westerly facing rear garden and a driveway to the front providing off-street parking for two vehicles. There is also integral garage.

Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Accommodation Comprising;

Entrance Hall

Secure uPVC front door opening to the entrance hall, radiators, storage cupboard, radiators, stairs rising to the first floor landing, doors opening to:

Cloakroom

Fitted with a modern white two piece suite comprising; low-level WC, pedestal wash hand basin, extractor fan, tiling to splash prone areas, obscure uPVC double glazed window to the side aspect.

Bedroom Four/Study

A versatile room, currently used as a study but could be used as a bedroom if desired. uPVC double glazed window to front aspect, radiator.

Sitting Room (Fifth Bedroom)

Offering potential to be converted into another good-sized bedroom if desired. Currently used as a sitting/family room.

First Floor Landing

uPVC double glazed obscure window to side aspect, doors to Kitchen/Dining Room and Living Room, radiator, stairs leading to the second floor landing.

Kitchen/Dining Room

Fitted with a matching range of modern white fronted base and eye-level units with underlighting, drawers and worktop space over, ceramic sink unit with stainless steel swan neck

mixer tap and tiled splashbacks, integrated fridge, freezer and dishwasher, fitted electric fan assisted double oven, built-in four ring hob with extractor hood over, uPVC double glazed window to rear, radiator, flooring, French doors opening to the rear garden.

Living Room

A pleasant light-filled principle reception room, full-height uPVC double glazed French door and window opening to the Juliette balcony, radiators, TV point.

Second Floor Landing

uPVC opaque double glazed window to side, storage cupboard, cupboard with airing cupboard housing hot water tank, access to roof space via loft hatch, doors opening to:

Master Bedroom

9'9" x 16'6"

uPVC double glazed window to front, fitted double wardrobe(s), radiator, TV point, door to:

En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, tiled shower enclosure with fitted shower and glass screen, pedestal wash hand basin with mixer tap, tiled splash backs and shaver point, extractor fan, radiator.

Bedroom Three

uPVC double window to the rear, radiator.

Bedroom Two

uPVC double glazed window to rear, radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent power shower over and glazed shower screen, wash hand basin with cupboards under, tiled splashbacks, heated towel rail, extractor fan, shaver point, tiled flooring.

Outside

The rear garden enjoys a westerly orientation and is laid predominantly to lawn with mature shrub and floral borders. The main patio is accessed from the kitchen/dining room and provides another spacious level area to sit back in and dine al fresco in the warmer summer months.

Garage & Driveway

The garage is approached over a driveway proving off-road parking for two vehicles. Integral garage with power and light connected, accessed via an up and over door, door to entrance hall.



- Port Marine Townhouse
- Versatile Accommodation
- Garage & Driveway Parking
- 4/5 Bedrooms
- Westerly Facing Garden
- No Onward Chain
- In Excess Of 1450 SQ FT
- Master En-Suite



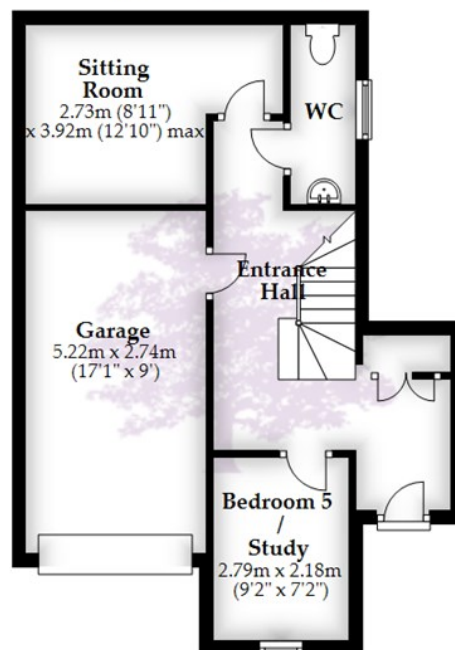


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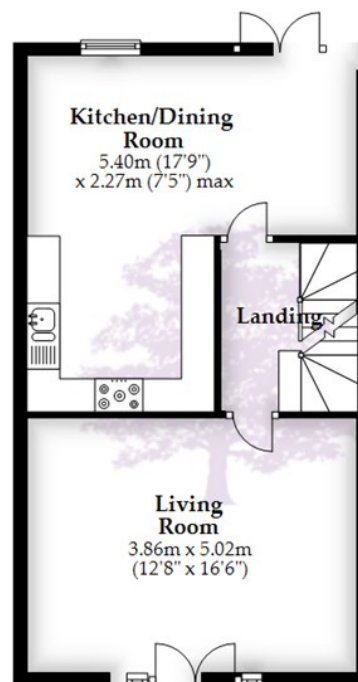
Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



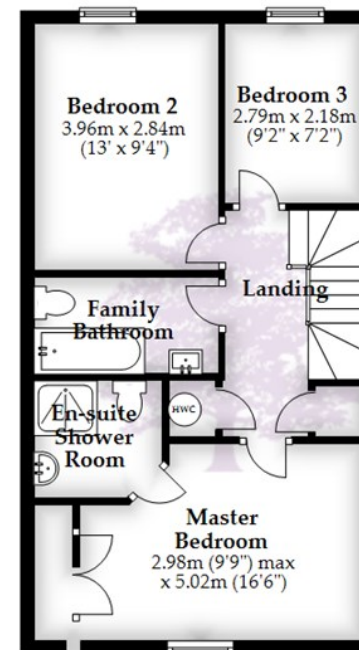
First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Second Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 135.7 sq. metres (1461.0 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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