



39 LOWER DOWN ROAD,
PORTISHEAD, BS20 6PA

GOODMAN
& LILLEY



A SPACIOUS TWO-BEDROOM TERRACED FAMILY HOME WITH GENEROUS LIVING SPACE AND A LARGE REAR GARDEN, PERFECTLY POSITIONED ON PORTISHEAD’S DESIRABLE HILLSIDE.

On entering the property, you are welcomed into a hallway that leads to a convenient downstairs WC. At the heart of the home is a stunning open-plan living space, where the modern kitchen sits just off the lounge and dining area. The kitchen is fitted with sleek high-gloss grey units and offers ample worktop space, as well as room for a range of appliances. A window overlooking the garden ensures the space is bright and inviting, making it both practical and stylish for everyday cooking or entertaining.

The dining area is particularly impressive, featuring a vaulted ceiling with Velux windows and double doors that open directly onto the rear garden — creating a light, airy space perfect for relaxing or hosting friends and family.

Upstairs, the property continues to impress with two well-proportioned bedrooms and a modern family bathroom. Bedroom two, located at the rear, enjoys a pleasant garden outlook and is currently used as a double room. The main bedroom is an exceptionally spacious double, with two front-facing windows and ample room for wardrobes and additional furniture. The contemporary bathroom is fitted with a three-piece suite comprising a bath with shower over, low-level WC, and pedestal basin. The landing also provides access to a generous storage cupboard, adding to the practicality of this thoughtfully designed home.

Externally, the property is well positioned on Lower Down Road, offering easy access to Portishead town centre, the marina, and scenic coastal walks along the Severn Estuary. Local amenities include a range of shops, cafés, and leisure facilities, while well-regarded schools are also within easy reach. Excellent commuter links to Bristol and the M5 motorway make this a particularly convenient location for professionals and families alike, combining the charm of coastal living with everyday practicality.

Location

Located on Lower Down Road in Portishead, this property enjoys a popular residential position within easy reach of the town centre, marina, and scenic coastal paths along the Severn Estuary. The area offers a great balance of

convenience and community, with nearby amenities including well-regarded schools, local shops, cafés, and leisure facilities. Excellent transport links provide straightforward access to Bristol and the M5 motorway, making it ideal for commuters. This is a well-connected and established location that offers the best of Portishead living — coastal views, local charm, and everyday practicality

Outside

The property benefits from a fantastic-sized rear garden, accessed directly from the dining area via double doors. It features a patio area ideal for outdoor entertaining, a large lawn bordered by mature trees and shrubs, raised vegetable planters, a greenhouse, and a garden shed. To the front, there are block-paved parking spaces providing room for at least two vehicles, completing a practical and appealing outdoor space.

Agent Notes

Tenure: Freehold — the property is sold with outright ownership and no ground rent or leasehold obligations (unless otherwise advised).

Council Tax: Band B

Broadband & Connectivity: Superfast and ultrafast broadband options are generally available in the Portishead area (often up to 1?Gbps or more in newer developments). Many nearby listings advertise “ultra-fast” broadband availability.

Mobile signal coverage is typically good for major networks (EE, O2, Three, Vodafone), though signal strength may vary within the property depending on elevation and building materials.

Services & Utilities: Mains electricity, Mains gas central heating, Mains water supply and drainage

- Two-Bedroom Home On Popular Lower Down Road
- Fantastic-Sized Rear Garden With Patio, Lawn, Greenhouse & Raised vegetable Planters
- Conveniently Located Close To, Marina, Coastal Walks, Schools, and Local Amenities
- Modern Three-Piece Family Bathroom
- Solar Panels (owned)
- Stunning Open-Plan Living Space With Modern Kitchen & Dining Area
- Block-Paved Front Parking For At Least Two
- Excellent Commuter Links To Bristol & M5
- Contemporary Kitchen With Garden Outlook

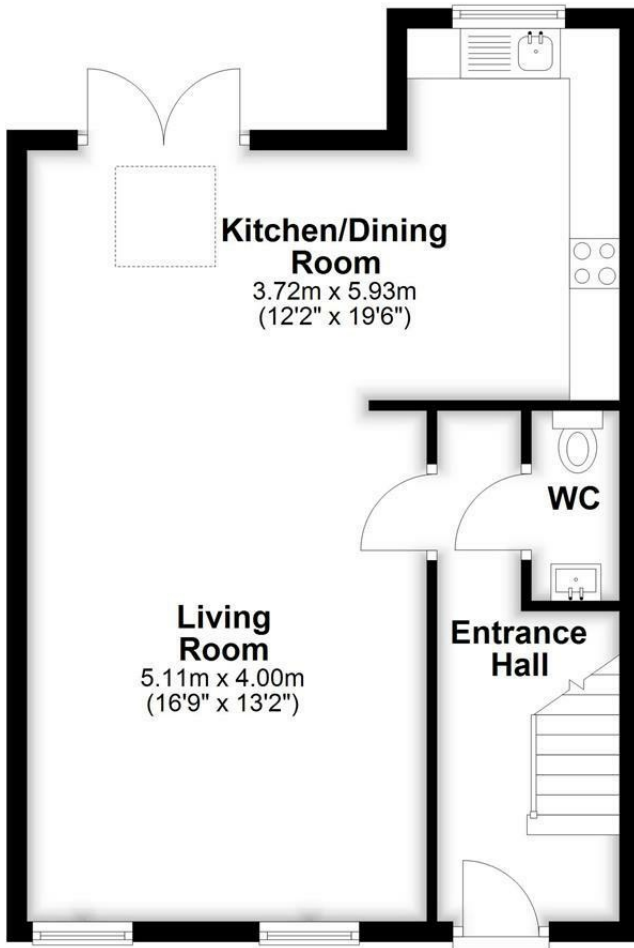


GUIDE PRICE £299,950



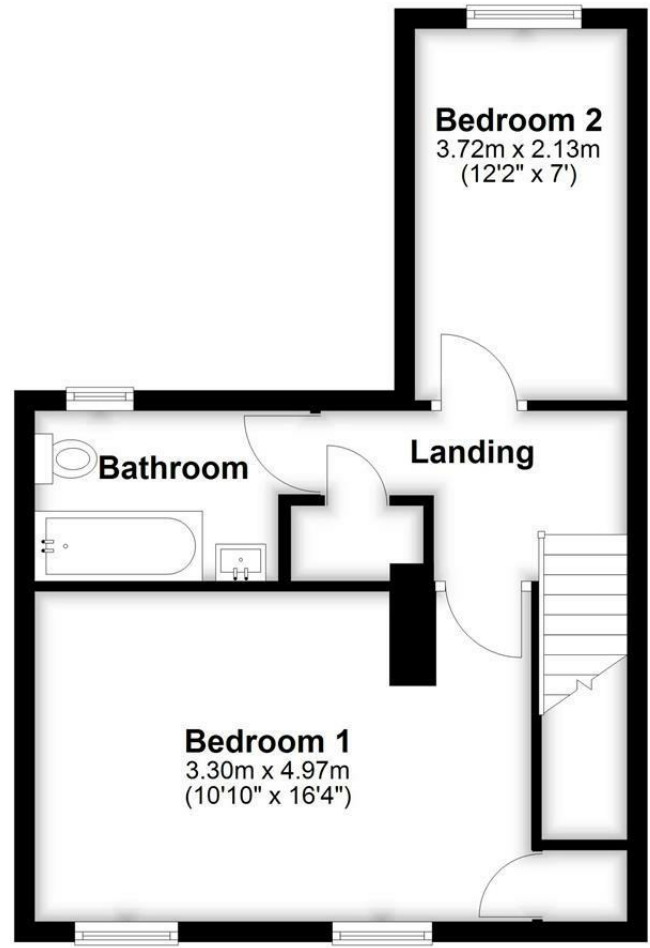
Ground Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 86.7 sq. metres (933.7 sq. feet)

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