



25 CLOCKHOUSE MEWS,  
PORTISHEAD, BS20 7HS

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GOODMAN  
& LILLEY





LOCATED IN A POPULAR RETIREMENT DEVELOPMENT FOR THE OVER-55S, THIS TWO-BEDROOM GROUND-FLOOR APARTMENT OFFERS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY. WHILE REQUIRING SOME MODERNISATION, IT BOASTS WELL-PROPORTIONED ACCOMMODATION, A PRACTICAL LAYOUT, AND A DESIRABLE SOUTH-FACING PATIO.

The property is accessed via a well-maintained communal entrance hall, offering level access to the apartment. Upon entry, the private hallway features useful storage, including a boiler cupboard and an additional storage cupboard, ideal for day-to-day practicality.

All rooms are accessed from the hallway, including a spacious living room that benefits from a side-aspect window and patio doors leading out to a sunny, south-facing patio – perfect for enjoying outdoor space in warmer months. Off the living room, the kitchen provides a range of wall, base, and drawer units and offers a good footprint for modernisation.

To the rear of the apartment are two bedrooms – a generous double and a comfortable single – both enjoying a quiet outlook. A centrally located bathroom serves both rooms and, like the kitchen, offers scope for updating to suit personal taste.

This apartment would appeal to buyers seeking a project with strong potential in a well-established retirement setting, offering peace, practicality, and the chance to create a personalised home.

Location

This thoughtfully located property offers easy access to public transport and the many local amenities that make Portishead such a desirable place to live. The beautiful Marina and High street are just a short stroll away, where you can enjoy a relaxing atmosphere, charming cafés, and a variety of welcoming restaurants—perfect for a leisurely and fulfilling lifestyle.

Material Information

This property is Leasehold, with the following information provided by the vendor (correct at the time of publication but subject to change):

Lease Length: 999 years from 1987 (approximately 961 years remaining)

Ground Rent: £10 per annum

Service/Maintenance Charge: £836.57 per annum

Council Tax Band: B – £1,684.21 for the 2024/25 tax year

Please note: upon resale, a 1% fee of the original purchase price per year of ownership (up to a maximum of 10%) is payable to the site owner on completion.

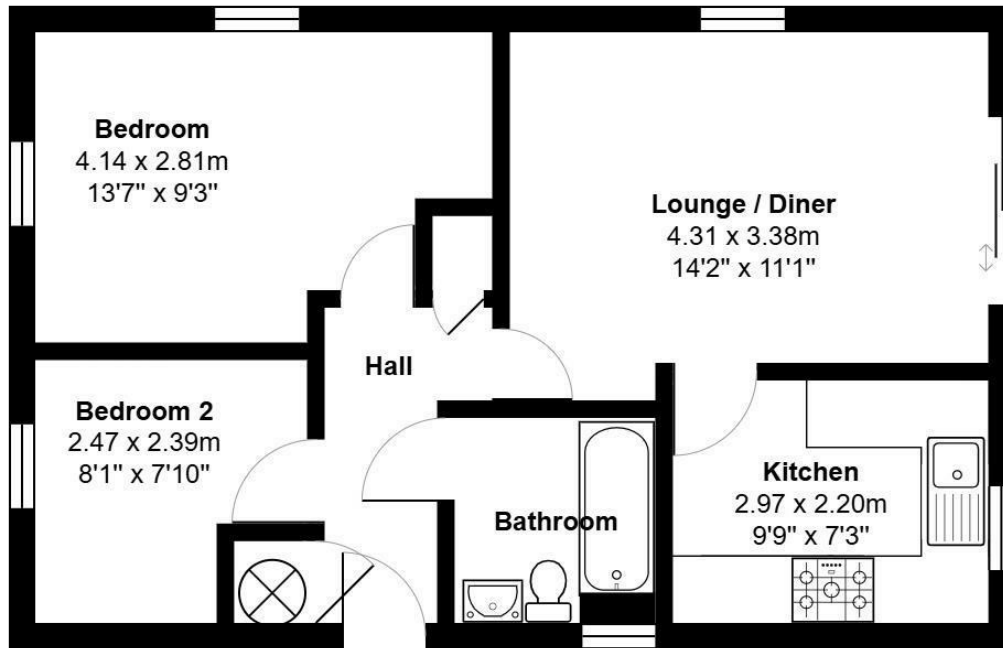
- Ground Floor Apartment
- Garden Terrace
- Convenient Location
- Over 55's
- Priced To Sell

- Two Bedrooms
- In Need Of Modernisation
- Residents Parking
- No Onward Chain
- Viewings By Strict Appointment



GUIDE PRICE £155,000





Area: 46.3 m<sup>2</sup> ... 499 ft<sup>2</sup>

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