



32 Pennant Place, Portishead, BS20 7AA
Guide Price £470,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

32 Pennant Place, Portishead, BS20 7AA

Stunning 4-bed marina townhouse just one road from the waterfront! Extended & modernised throughout with a spacious open-plan ground floor, two en-suites, sunny garden, and easy access to the nature reserve. Coastal living at its best!

- Four Bedroom Townhouse
- Extended Ground Floor Living Space
- Recently Refitted Modern Kitchen With Large Island
- Walking Distance To The Marina & Nature Reserve
- Quiet Location
- Two En-suite Bedrooms
- Immaculately Presented Throughout
- First Floor Living Room
- Driveway & Storage
- In Excess Of 1200Sqft

Tucked just one road back from the vibrant marina front, this beautifully modernised townhouse is a fine example of contemporary coastal living. Extended and thoughtfully updated throughout, the ground floor boasts an impressive open-plan layout—perfect for entertaining or relaxing in style.

Upstairs, the home continues to impress with a separate living room and four generously sized bedrooms, offering flexible accommodation for families or guests. The sunny rear garden provides a peaceful retreat, while the nearby nature reserve and marina offer excellent opportunities for walking, wildlife spotting, and waterside leisure. With its prime location, spacious design, and high-quality finish, this is a truly exceptional home not to be missed.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

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

Accommodation Comprising;

Entrance Hall

The entrance instantly sets the modern tone, featuring solid oak doors leading to the ground floor living space and WC, a sleek wall-mounted tall grey radiator, and a staircase rising to the first floor.

Open-Plan Kitchen/Living/Diner

A spacious and modern kitchen/living/dining area creates a fantastic family space. Extended by the current owners, this impressive open-plan layout features a stylish kitchen with a large central island, dedicated dining area, and a comfortable living space. A large window and sliding doors flood the room with natural light and provide seamless access to the rear garden.

First Floor Landing

The first-floor landing features a stylish glazed panel looking into the living room, allowing natural light to flow through. Solid oak doors lead to the living room and Bedroom One, while stairs continue up to the top floor.

Living Room

The first-floor living room features a floor-to-ceiling sliding glass door, offering a lovely outlook over the green space in front. This L-shaped room is a versatile space, perfect for a relaxing lounge area with the potential to incorporate a study, playroom, or reading nook.

Bedroom One

A generous double bedroom featuring a range of built-in wardrobes, a rear-facing window, and a private en-suite bathroom for added comfort and convenience.

En-suite

A modern en-suite fitted with a three-piece suite, including a low-level WC, pedestal basin, and a sleek shower enclosure.

Second Floor Landing

The second-floor landing features solid oak doors leading to Bedrooms Two, Three, and Four, the family bathroom, an airing cupboard, and a storage cupboard. There is also a hatch providing access to the loft space.

Bedroom Two

A spacious double bedroom with floor-to-ceiling glazing, flooding the room with natural light and offering a pleasant outlook. Includes a range of built-in wardrobes and a door leading to the en-suite.

En-suite

A modern en-suite fitted with a three-piece suite, including a low-level WC, pedestal basin, and a sleek shower enclosure.

Bedroom Three

A good-sized double bedroom with a rear-facing window and ample space for wardrobes.

Bedroom Four

A single bedroom offering versatile space, perfect for use as a study or home office.

Family Bathroom

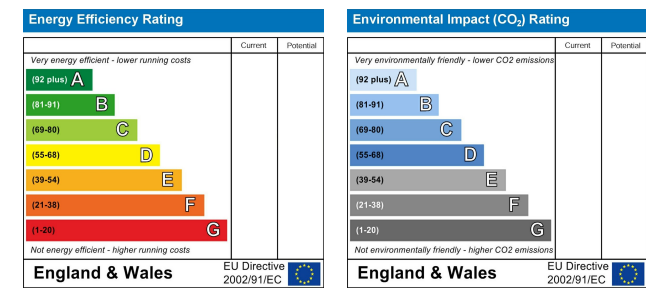
A modern family bathroom featuring a three-piece suite, including a low-level WC, pedestal sink, and a panelled bath.

Garden

The low-maintenance garden faces westerly, enjoying early afternoon to evening sun. It features a patio, artificial lawn, flower borders, and a charming summer house with an attached shed—complete with glazed doors, windows, and electrics.

Garage & Driveway

The garage has been converted and integrated into the open-plan living space; however, a small section at the front remains, providing excellent storage for bikes and other items. Driveway parking infront of the garage.



Portishead

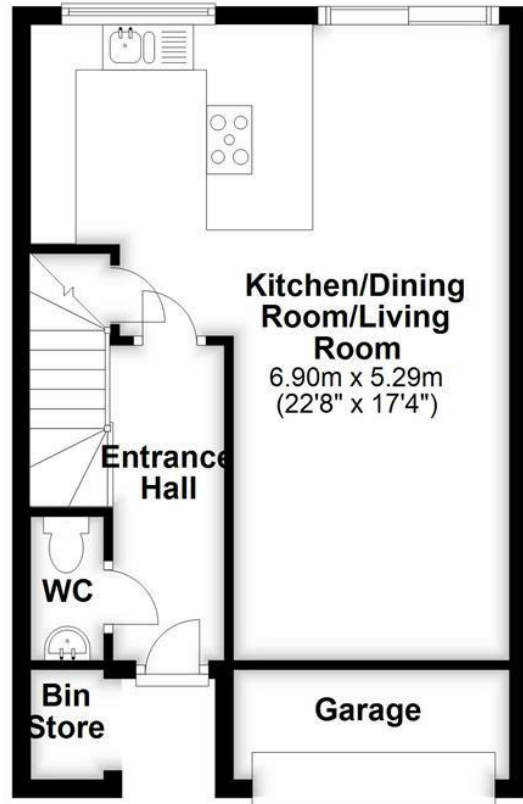
Rembrandt House, 36 High Street, Portishead
North Somerset, BS20 6EN
01275 430 440

www.goodmanlilley.co.uk



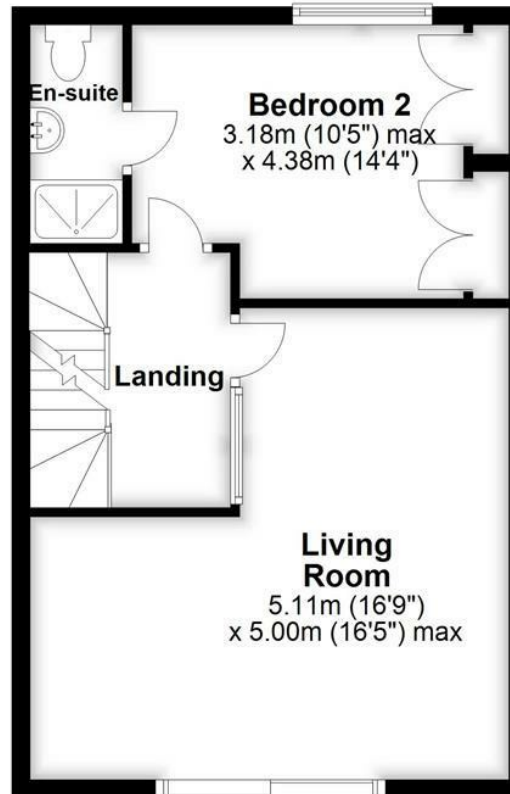
Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



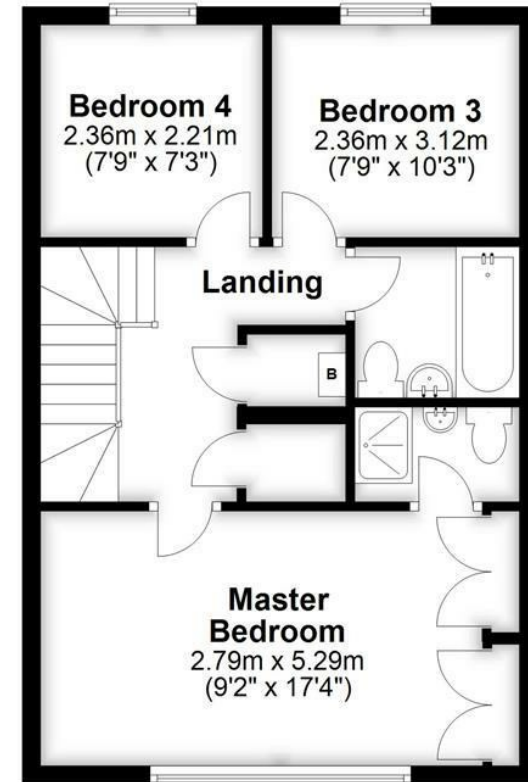
First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Second Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 117.3 sq. metres (1262.3 sq. feet)



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