



34 FEDDEN VILLAGE NORE ROAD,
PORTISHEAD, BS20 8DN

GOODMAN
& LILLEY



A RARE AND EXCEPTIONAL OPPORTUNITY TO ACQUIRE A CHARMING TWO-BEDROOM DUPLEX APARTMENT, SET WITHIN THE PRESTIGIOUS FEDDEN VILLAGE DEVELOPMENT.

Nestled on the south elevation of the historic building, this beautifully positioned apartment offers breathtaking woodland views, coupled with the highly sought-after southerly orientation that allows for natural light to flood through its generous spaces. With a spacious layout extending to over 1300 sq. ft of living space, this well-designed duplex offers the perfect blend of contemporary living within an historic setting. The accommodation is spread across two floors, offering a sense of privacy and tranquillity.

Upon entry, you are welcomed by a spacious entrance hall, leading into the heart of the home. The ground floor comprises a convenient shower room, ideal for guests or busy days. Two generous double bedrooms provide ample space, with the master bedroom benefiting from an en-suite bathroom. This floor provides the utmost comfort and relaxation, perfect for those looking to unwind at the end of the day.

A beautiful turned staircase ascends to the first floor, where the expansive living areas truly come into their own. The fully equipped kitchen is a chef's dream, with modern appliances and plenty of counter space for meal preparation. The open-plan lounge/diner is flooded with natural light, creating a bright and airy atmosphere, perfect for both entertaining and everyday living. The standout feature of this space is the private balcony, offering panoramic woodland views that can be fully enjoyed while basking in the southerly sunshine. The outdoor space offers a serene retreat to relax and unwind, while taking in the surrounding beauty of the area.

Fedden Village is a unique development that combines historical charm with modern luxury. Originally constructed in 1906 as a Nautical School, the building was thoughtfully converted into a premium residential complex in the 1980s, preserving its heritage while offering contemporary comforts. The development is known for its picturesque surroundings and provides a peaceful, secure environment that suits a variety of lifestyles.

Whether you're a retired couple looking for peace and tranquillity or a young professional seeking an elegant living space, Fedden Village offers

- something for everyone. The residents enjoy a range of exceptional facilities, including:
- * An outdoor heated swimming pool
 - * A fully equipped gym for fitness enthusiasts.
 - * A tennis court for those who enjoy an active lifestyle.
 - * 20 acres of scenic grounds and woodlands, ideal for leisurely strolls or relaxing amidst nature.
 - * Undercroft parking & parking space directly in front of the apartment
 - * Direct access to the National Trust coastal path, where you can enjoy breathtaking views of the Severn Estuary and the surrounding countryside.
 - * For social relaxation, there is a snooker room, lounge areas, and a sauna, all offering the ultimate in comfort and ease.
 - * The Fedden Village atmosphere fosters a relaxed, community feel, making it an ideal place to call home for those seeking both privacy and security.
 - * Management & Ground Rent Charge - £4366 Per Annum

Location & Transport Links: Fedden Village is conveniently located with excellent transport links. For commuters, the M5 (J19) is just 3 miles away, and the M4 (J20) is 11 miles, ensuring quick access to major road networks. Bristol Parkway (14 miles) and Bristol Temple Meads (10.5 miles) are both easily accessible by train, and for those traveling further afield, Bristol Airport is only 12 miles away.

- Duplex Apartment
 - En-Suite Shower Room
 - Approximately 1333 SQ FT
 - Comprehensive Range Of Facilities
- Two Double Bedrooms
 - Balcony & Patio
 - Two Allocated Parking Spaces
 - Viewing Highly Recommended

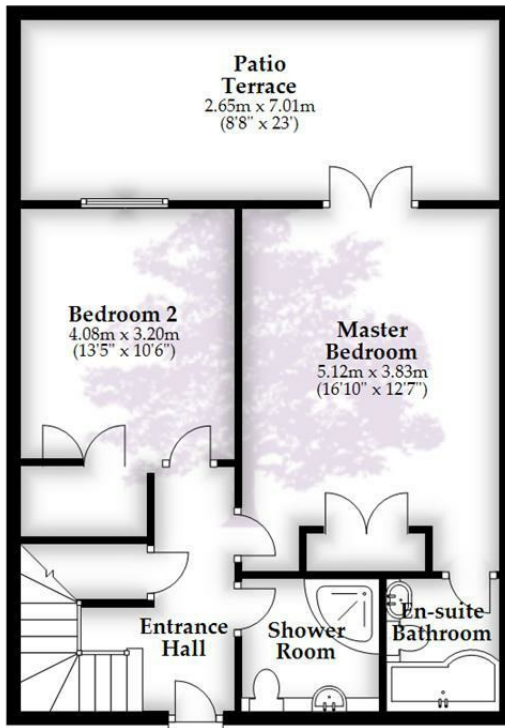


GUIDE PRICE £425,000



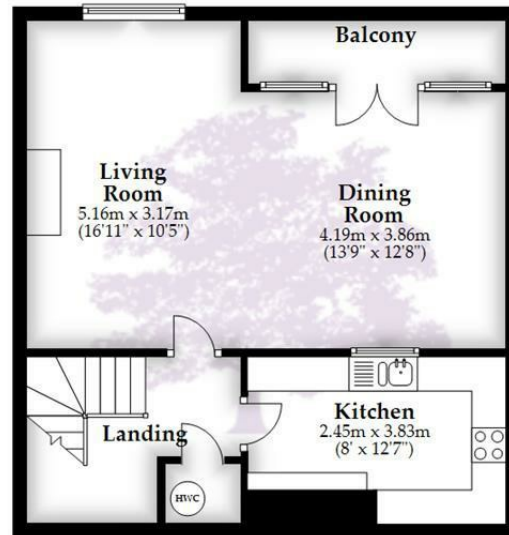
Ground Floor

Approx. 70.7 sq. metres (761.3 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



Total area: approx. 123.8 sq. metres (1333.0 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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