



300 DOWN ROAD,
PORTISHEAD, BS20 8JT

GOODMAN
& LILLEY







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GUIDE PRICE
£650,000

Positioned along the desirable coastal road, this detached bungalow enjoys far-reaching views across the estuary and towards the Welsh hills, offering a rare opportunity to create a truly special home in a sought-after location.

While the property does require modernisation throughout, it presents an exciting prospect for buyers looking to update, extend, and personalise a home to suit modern family living. Whether you're looking to renovate and add value or create a bespoke coastal retreat, the potential here is significant. The accommodation currently offers a spacious layout, but the generous plot and setting open the door to a variety of extension or reconfiguration possibilities (subject to necessary planning consents).

Upon entering the property, you are welcomed by a spacious entrance hall, which immediately sets the tone for the generous proportions found throughout the home. This central space offers built-in storage options, ideal for coats, shoes, and household essentials, as well as a convenient cloakroom/WC for guests and day-to-day use. The entrance hall provides access to all principal rooms, creating a practical and well-connected layout that allows for easy movement throughout the home. To the front of the property, you'll find four generously sized double bedrooms. The master bedroom enjoys the added benefit of a private en-suite shower room, offering both comfort and convenience for the homeowner. The remaining three double bedrooms are all well-proportioned and share access to a centrally located family bathroom.

To the rear of the property, making the most of the stunning estuary views, is a spacious living room — a bright and welcoming space ideal for both relaxing and entertaining. Large windows flood the room with natural light while perfectly framing the far-reaching outlook. From here, French doors open directly onto a private balcony, provides an elevated position to sit and enjoy the panoramic views across the estuary and towards the Welsh hills. Adjacent to the living room is the kitchen/breakfast room, which is of a generous size and also enjoys lovely views over the rear garden and beyond. The layout offers great potential for modernisation or reconfiguration to create an open-plan living space, subject to the necessary consents, perfect for contemporary family life. A door from the kitchen leads into a side porch, which in turn provides access to the rear garden — ideal for everyday use and practical access to the outdoor space.

Outside

The property is nicely set back from the road, offering a sense of privacy and space. A neatly maintained lawned area sits at the front, alongside a driveway that provides ample off-road parking and leads directly up to the house. Positioned to the front of the plot is a detached double garage, complete with power, light and water, offering excellent storage or workshop potential in addition to secure parking. To the rear, the property boasts a generous, mature garden — both long and wide, predominantly laid to lawn and bordered with a variety of established shrubs and planting. At the foot of the garden, you'll find several fruit trees, adding both charm and seasonal interest. The balcony, accessed via sliding patio doors from the living room, providing an ideal spot to relax and take in the delightful coastal views across the estuary and towards the Welsh hills. The size and layout of the garden also offer excellent potential for landscaping, further

extension (subject to planning), or simply creating a wonderful space for family life and entertaining.

Location

This property is situated in an established and highly desirable area at the top of Portishead, set along the scenic coastal road which offers stunning views across the estuary and towards the Welsh hills. This peaceful residential setting is popular with families, professionals, and retirees alike, thanks to its combination of tranquillity and convenience. For families, the location is ideally placed within close proximity to the highly regarded Highdown Junior & Infants School, making the morning school run easy and stress-free.

Just a short drive away, residents can enjoy everything Portishead has to offer, including the beautiful Lake Grounds, the vibrant Marina with its range of cafes, bars, and restaurants, and the bustling High Street, home to a wide variety of independent shops.

Portishead also benefits from excellent transport connections, with plans well underway for a new train station, which is set to provide a direct rail link into Bristol, further enhancing the town's appeal for commuters and increasing long-term investment potential. This is a location that offers both lifestyle and practicality in equal measure — a coastal setting with strong community roots, excellent amenities, and exciting future connectivity.



- Detached Coastal Bungalow
- In Excess Of 1500 SQ. FT
- Generous Rear Garden
- Four Double Bedrooms
- Estuary & Welsh Hill Views
- In Need Of Modernisation Throughout
- En-Suite Shower Room
- Double Garage & Generous Driveway
- No Onward Chain





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Ground Floor

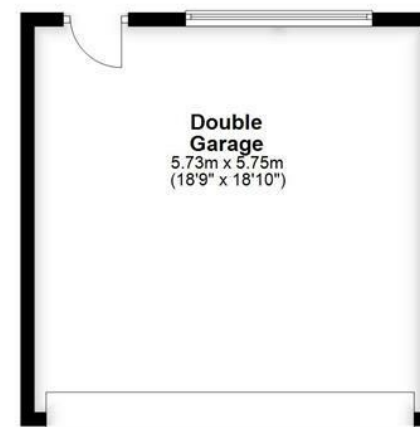
Approx. 142.1 sq. metres (1529.7 sq. feet)



Total area: approx. 142.1 sq. metres (1529.7 sq. feet)

Double Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



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