



FLAT 3 63 WOODHILL ROAD,
PORTISHEAD, BS20 7HA

GOODMAN
& LILLEY



AN EXCEPTIONAL THREE BEDROOM, FIRST FLOOR VICTORIAN APARTMENT SITUATED WITHIN ONE OF PORTISHEAD'S OLDEST AND MOST SOUGHT ROADS ENJOYING SPECTACULAR VIEWS TOWARDS THE ESTUARY.

Positioned above the Lake Grounds, this attractive first floor apartment offers great space with light and airy open-plan living accommodation and stunning views over the Lake Grounds towards the Bristol Channel. On entering the apartment you are greeted with an inviting entrance hallway which provides access to all three bedrooms (master with en-suite shower room), lounge/diner with attractive fireplace serving as a lovely focal point of the room. The modern kitchen enjoys stunning estuary views and a family bathroom completing the internal accommodation. Externally, the property benefits from an allocated parking space.

Goodman & Lilley anticipate a great deal of interest due to its position and accommodation on offer, so don't delay, contact one of our property professionals on 01275 430440/sales@goodmanlilley.co.uk to arrange a viewing.

Tenure: Leasehold with management charges of £100 per month, 985 years remaining on the lease.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Water, Gas, Mains Drainage

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

Accommodation Comprising:-

Communal Entrance Hall

Secure communal entrance door, stairs rising to first floor landing.

Entrance Hall

Secure entrance door, double panelled radiator, door entry phone, cornice style coving to ceiling, doors to all bedrooms, lounge/diner, kitchen and family bathroom.

Lounge/Diner

Two hardwood glazed sash window to rear with views over the Lake Grounds toward the Bristol Channel, coal effect gas fireplace set in stone effect surround, two double panelled radiators, telephone point, TV point, cornice style coving to ceiling, open plan to:

Kitchen Area

Fitted with a matching range of modern high-gloss base and eye level units with drawers and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer, metro tiled splashbacks, integrated fridge, plumbing for dishwasher, fitted electric fan assisted oven, built-in halogen hob with pull-out extractor hood over, hardwood sash window to rear aspect enjoying stunning views, single panelled radiator, attractive corning, wall mounted concealed gas fired combination boiler serving heating system and domestic hot water.

Master Bedroom

Hardwood double glazed box sash window to front, fitted wardrobes, two double panelled radiators, telephone point, original cornice style coving to ceiling, door to:

En-Suite Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure with fitted shower, pedestal wash hand basin with tiled splashbacks, low-level WC and extractor fan, panelled radiator, tiled flooring, cornice style coving to ceiling.

Bedroom Two

Hardwood single glazed sash window to front, fitted wardrobes, double panelled radiator, cornice style coving to ceiling.

Bedroom Three

Hardwood single sash window to front, double panelled radiator, cornice style coving to ceiling.

Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, panelled radiator, tiled flooring, storage plumbing for washing machine.

Allocated Parking Space

Allocated parking to front of the property provides off street parking for one vehicle.

- Period First Floor Apartment
- Stunning Estuary Views
- Highly Desirable Location
- 885 SQ FT

- Three Double Bedrooms
- Master With En-Suite Shower Room
- Allocated Parking Space
- No Onward Chain

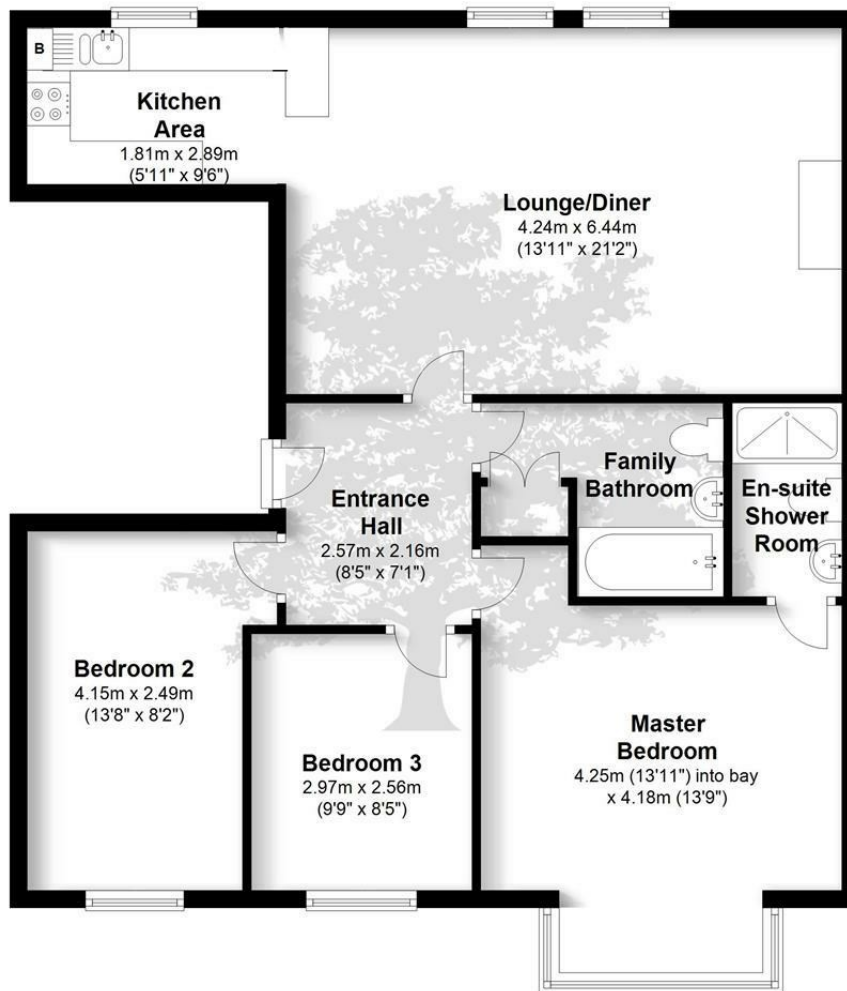


GUIDE PRICE £325,000



First Floor

Approx. 82.3 sq. metres (885.8 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)

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