



2 SOUTH AVENUE,
PORTISHEAD, BS20 7EP

**GOODMAN
& LILLEY**



A WELL-APPOINTED THREE-BEDROOM EXTENDED END OF TERRACE FAMILY HOME, IDEALLY POSITIONED WITHIN CLOSE PROXIMITY TO THE HIGH STREET, MARINA AND THE EVER-POPULAR LAKE GROUNDS. THIS SUPERB HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, PERFECTLY SUITED TO MODERN FAMILY LIVING.

Upon entering the property, you are welcomed into a generous entrance porch and entrance hall with stairs rising to the first floor and a convenient cloakroom located beneath. Doors from the hallway lead through to both the principal living room and the impressive open-plan kitchen/dining/living space. The property has been thoughtfully enhanced by both single and two-storey rear extensions, creating a stunning heart of the home. The contemporary kitchen is fitted with a range of modern wall and base units, complemented by a striking white and grey veined quartz work surface. A central breakfast bar island incorporates a halogen hob, making it an ideal space for both cooking and socialising. The room benefits from a full-height ceiling with Velux window, allowing natural light to flood the space, while the adjoining dining area offers ample room for a large table—perfect for family meals and entertaining. Bi-folding doors open seamlessly onto the rear garden, further enhancing the indoor-outdoor lifestyle. To the front of the property, the living room provides a cosy yet stylish retreat, with plenty of space for lounge furniture.

Upstairs, a generous landing provides access to all rooms, including a family bathroom fitted with a white suite comprising a bath with shower over, wash basin and WC, finished with grey porcelain tiling. The principal bedroom spans almost the full width of the property and benefits from two front-facing windows, allowing for an abundance of natural light, along with a useful built-in storage cupboard. Bedrooms two and three are both well-proportioned, with bedroom two overlooking the rear garden and bedroom three enjoying a side aspect, making them ideal for family, guests or home working.

Garden

The rear garden enjoys a sunny aspect and is accessed directly from the open-plan kitchen/dining/living area via bi-folding doors, there is an initial patio area ideal for outdoor dining and entertaining. The remainder of the garden is predominantly laid to lawn, with a further patio positioned to the rear, providing an additional seating area. A useful storage shed is also located at the end of the garden. The garden is enclosed and benefits from side access via a pathway leading to the front of the property.

Driveway

The property further benefits from a block paved driveway to the front, providing off-street parking for two vehicles.

Location

South Avenue enjoys a prime position within one of Portishead's most established and sought-after residential areas, perfectly placed for both convenience and lifestyle. Ideally located just a short distance from Portishead's traditional High Street, residents benefit from a wide range of everyday amenities including independent shops, cafés, supermarkets and essential services. The vibrant Marina, with its selection of restaurants and waterfront walks, is also easily accessible, offering the perfect setting for leisure and socialising. For families, the property is well placed for a number of highly regarded local schools, including Gordano School, one of the area's most respected secondary schools, along with several popular primary options nearby. The beautiful Lake Grounds are within easy reach, providing open green space, sports facilities and a pleasant environment for walking and recreation, further enhancing the appeal of this location. Commuters are well served with excellent transport links. The M5 motorway (Junction 19) is only a short drive away, offering straightforward access to Bristol and beyond. Bristol city centre, Temple Meads railway station and Bristol Airport are all within comfortable travelling distance, while regular bus services connect Portishead to surrounding areas. In addition, the highly anticipated reopening of the Portishead to Bristol rail line, with a new local train station, is set to further enhance connectivity and long-term appeal.

Agent Notes

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

Council Tax: Band B

Services & Utilities: Mains electricity, Mains gas central heating, Mains water supply and drainage

- End Of Terrace Family Home
- Extended Accommodation
- Approx. 907 Sq. Ft
- Convenient Central Location
- Three Double Bedrooms
- Modern Open Plan/Living/Dining/Kitchen
- Enclosed Rear Garden
- Viewing Highly Advised

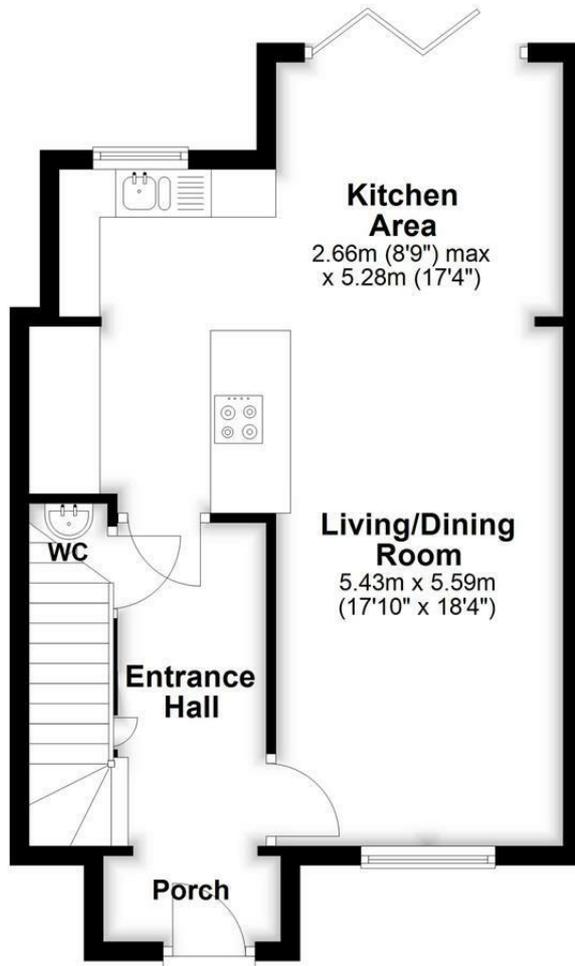


GUIDE PRICE £395,000



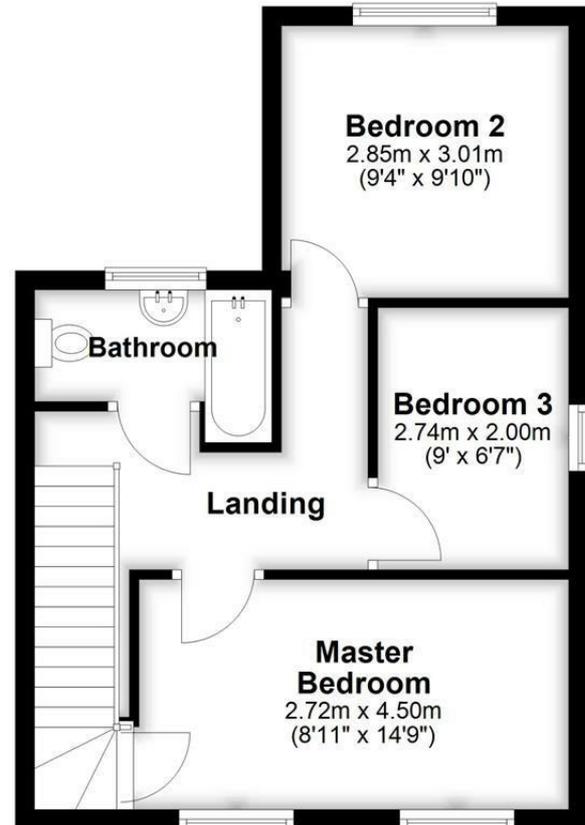
Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 84.3 sq. metres (907.8 sq. feet)

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