



251 PHOENIX WAY,
PORTISHEAD, BS20 7PB

**GOODMAN
& LILLEY**



A STYLISH GROUND FLOOR APARTMENT ENJOYING AN ATTRACTIVE WATERWAY OUTLOOK, SET WITHIN THE EVER-POPULAR VILLAGE QUARTER.

This beautifully presented home offers a light and airy feel throughout, perfectly suited to first-time buyers, downsizers or investors seeking a well-located and low-maintenance property. The apartment benefits from a pleasant open aspect across a nearby waterway with a wooded backdrop, creating a peaceful yet highly convenient setting.

In brief, the accommodation comprises a welcoming entrance hall with useful storage, leading through to a spacious living room which provides ample room for both seating and dining. An open archway connects seamlessly to the modern fitted kitchen, which is well-equipped with a range of matching wall and base units, integrated oven and hob, and space for additional appliances. From the living area, double glazed doors open directly onto the communal gardens, enhancing the sense of space and bringing the outside in.

The property further benefits from a generously sized double bedroom, featuring a bright front aspect and double doors opening to a Juliette balcony, allowing for plenty of natural light. The shower room is fitted with a contemporary suite comprising, modern shower enclosure with mains shower over, vanity wash hand basin and WC, complemented by tiled splashbacks and modern fittings.

Externally, the apartment occupies a pleasant corner position within the development, with access to well-maintained communal gardens and the added benefit of an allocated parking space. Set back from Phoenix Way, the property enjoys level access to the High Street and the vibrant Marina, where a fantastic selection of

bars, restaurants, coffee shops and leisure facilities can be found. With properties of this condition, aspect and location rarely available, early viewing is highly recommended.

Location

The Village Quarter in Portishead is a modern and highly sought-after development, well known for its blend of coastal living, green open space, and excellent local amenities. One of its standout features is its immediate proximity to the Portishead Nature Reserve and estuary, offering beautiful walking routes, wildlife, and a peaceful setting right on the doorstep. This makes it particularly attractive for those who enjoy outdoor living while still being close to town.

The development is also just a short walk from Portishead Marina, which provides a vibrant hub of activity with a range of bars, cafés, and restaurants. The marina area has become a focal point for socialising, dining, and leisure, giving the area a lively yet relaxed atmosphere. Looking ahead, the long-anticipated reopening of the Portishead to Bristol train line will further enhance connectivity, making commuting into Bristol significantly easier and adding to the area's long-term appeal.

Management Fee

Management Fee - Six Monthly - £469.53

Ground Rent: Six Monthly - £137.14

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- Ground Floor Apartment
 - Close To Marina, Nature Reserve & Amenities
 - Allocated Parking Space
 - No Onward Chain
 - One Double Bedroom
 - Quiet Location
 - Communal Gardens
 - Viewing Highly Advised

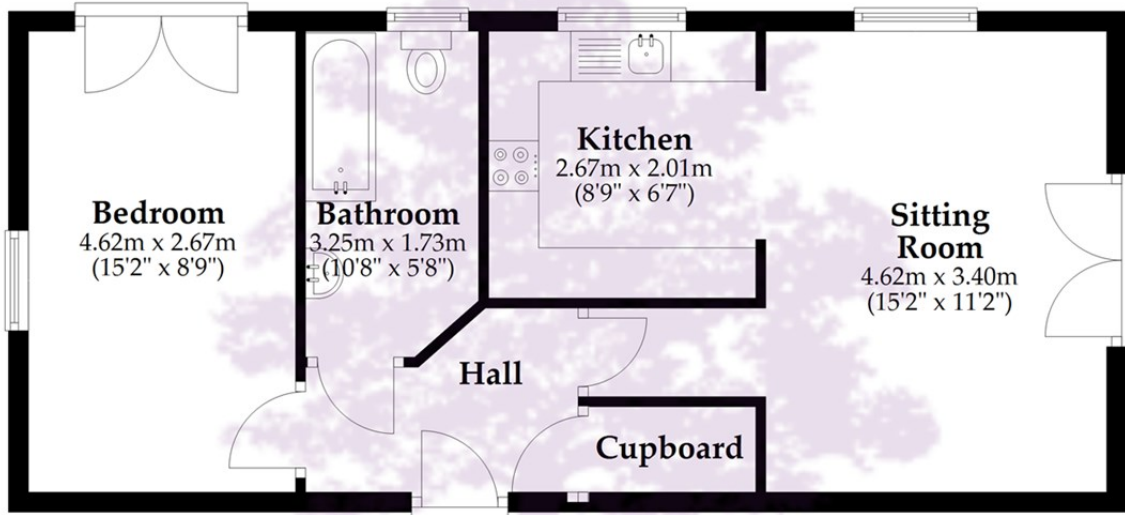


£199,950



Ground Floor Apartment

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 47.8 sq. metres (514.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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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