



FLAT 1008, WATERS EDGE LOWER BURLINGTON ROAD, PORTISHEAD BS20 7AS

Positioned on the first floor and enjoying views across the marina from its private balcony, this beautifully presented two-bedroom apartment offers bright, well-planned accommodation throughout.

A welcoming entrance hall provides access to all principal rooms, with the living accommodation thoughtfully arranged at one end of the apartment and the bedrooms at the other, creating an excellent sense of separation. The spacious living/dining room is filled with natural light and benefits from direct access to the balcony, providing the perfect spot to relax and enjoy the waterside setting. The adjoining kitchen is conveniently accessed from the living area and is well-equipped with a range of fitted units and ample worktop space.

The principal bedroom is a generously proportioned double, enjoying the added benefit of a fitted wardrobe and a modern en-suite shower room comprising a shower enclosure, wash hand basin and WC. The second bedroom is also a spacious double, making it ideal for guests, family members or as a comfortable home office. Completing the accommodation is the contemporary family bathroom, fitted with a white three-piece suite incorporating a panelled bath with shower over, wash hand basin and WC.

OUTSIDE SPACE

The property benefits from a Southerly facing balcony enclosed by glazed balustrade affording views over the Quayside and Marina.

PARKING

The property further benefits from an allocated parking space for one vehicle.

LOCATION

Situated in the highly desirable Portishead Marina, this property enjoys an enviable position within one of the town's most popular waterside developments. The vibrant marina offers a fantastic selection of cafés, restaurants, bars and independent shops, all within easy walking distance, while Portishead High Street provides an excellent range of everyday amenities. The location also benefits from superb transport links, with easy access to the M5 motorway network and Bristol, making it an excellent choice for both commuters and those seeking a relaxed coastal lifestyle.

AGENT NOTES

Tenure: Leasehold

Council Tax Band: C

EPC Rating: TBC

Local Authority: North Somerset Council

Services: Mains gas, electric, water and drainage connected



GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road

Henleaze

BS9 4NB

0117 213 0777

henleaze@goodmanlilly.co.uk

PORTISHEAD

Rembrandt House

36 High Street

Portishead

BS20 6EN

01275 430440

sales@goodmanlilly.co.uk

CLEVEDON

28 Hill Road

Clevedon

BS21 7PH

01275 403 660

clevedon@goodmanlilly.co.uk

SHIREHAMPTON

9 High Street

Shirehampton

BS11 0DT

0117 213 0333

shire@goodmanlilly.co.uk

LETTINGS

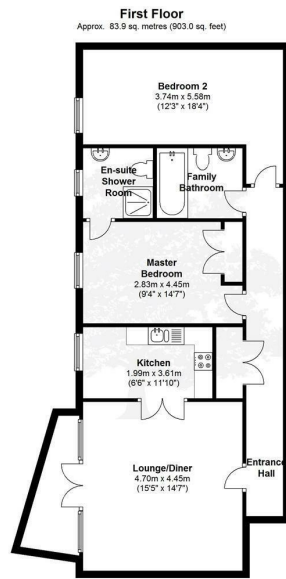
01275 299010

lettings@goodmanlilly.co.uk

LAND & NEW HOMES

0117 213 0151

LNH@goodmanlilly.co.uk



Total area: approx. 83.9 sq. metres (903.0 sq. feet)



- First Floor Apartment
- Master Bedroom with Ensuite
- Well Presented Throughout
- Allocated Parking Space

- Two Double Bedrooms
- Open Plan Living
- Private Balcony
- Prime Portishead Location

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

