



193 EASTCLIFF,
PORTISHEAD, BS20 7AQ

GOODMAN
& LILLEY



A CHARMING TWO-BEDROOM GROUND FLOOR APARTMENT WITH STUNNING ESTUARY VIEWS – BEAUTIFULLY PRESENTED, SPACIOUS, AND IDEALLY LOCATED FOR RELAXED COASTAL LIVING AND CONVENIENCE.

Nestled in the very heart of a picturesque fishing village, this delightful two-bedroom ground floor apartment occupies an enviable position at the end of the marina, boasting uninterrupted, panoramic views across the Severn Estuary. This is a rare opportunity to acquire a waterside home that offers not only stunning scenery but also a sense of calm and seclusion, all within walking distance of the village’s charming amenities.

Upon entering, you are welcomed by a spacious and inviting entrance hall, thoughtfully designed to offer a warm first impression. This space provides access to all principal rooms and includes built-in storage, perfect for coats and shoes, helping to maintain the clean, uncluttered lines of the interior. A door leads through to an exceptional living room—generously proportioned and elegantly arranged to create clearly defined areas for both relaxing and dining. Bathed in natural light throughout the day, this room is the true heart of the home. The standout feature is undoubtedly the striking circular bay window, which not only adds architectural interest but also perfectly frames the ever-changing estuary views—making it the ideal spot to unwind with a book or entertain guests against a stunning natural backdrop.

The separate kitchen is both stylish and functional, fitted with a comprehensive range of matching wall and base units, sleek work surfaces, and a suite of integrated appliances including an oven, hob, and fridge/freezer. A well-positioned window looks out towards the working lock gates, offering a captivating daily view of the tides and marina activity—bringing the outside in and making even everyday tasks a pleasure. Both bedrooms are well-proportioned doubles, each enjoying tranquil views over the estuary and marina. The principal bedroom is a particularly impressive space, featuring built-in wardrobes that offer ample storage without compromising on floor space. This room is a

peaceful retreat, enhanced by the soothing sounds and sights of the water. The second bedroom is equally generous and would make an ideal guest room, home office, or second double.

A spacious and light-filled bathroom completes the internal accommodation, featuring a contemporary three-piece suite, including a full-size bath with shower over, a wash basin, and WC. A window to the front aspect ensures natural ventilation and light, adding to the bright and airy feel that characterizes the entire apartment. Additional benefits include an allocated off-street parking space, secure entry system, and the major advantage of no onward chain, ensuring a smooth and swift purchase process. Whether you're looking for a peaceful full-time residence, a weekend coastal escape, or a savvy investment, this property offers exceptional value in a truly unique and highly sought-after location.

Don't miss the chance to make this exceptional estuary-facing apartment your own—viewings are highly recommended.

Additional Information

M5 (J19) – 3 miles, M4 (J20) – 11 miles, Bristol Parkway Station – 14 miles, Bristol Temple Meads Station – 10.5 miles, Bristol Airport – 12 miles (distances are approximate)

Tenure: Leasehold Ground rent £75 for 6 months, Management Charge £1266.75 for 6 months.

Local Authority: North Somerset Council, Tel: 01934 888888

Council Tax Band: C

Services: Mains Electric, Mains Water, Mains Sewerage

- Ground Floor Apartment
- Stunning Estuary Views
- Allocated Parking Space
- No Onward Chain
- Viewing Highly Advised

- Two Double Bedrooms
- Living Room With Bay Window
- Separate Kitchen
- Private Entrance Door

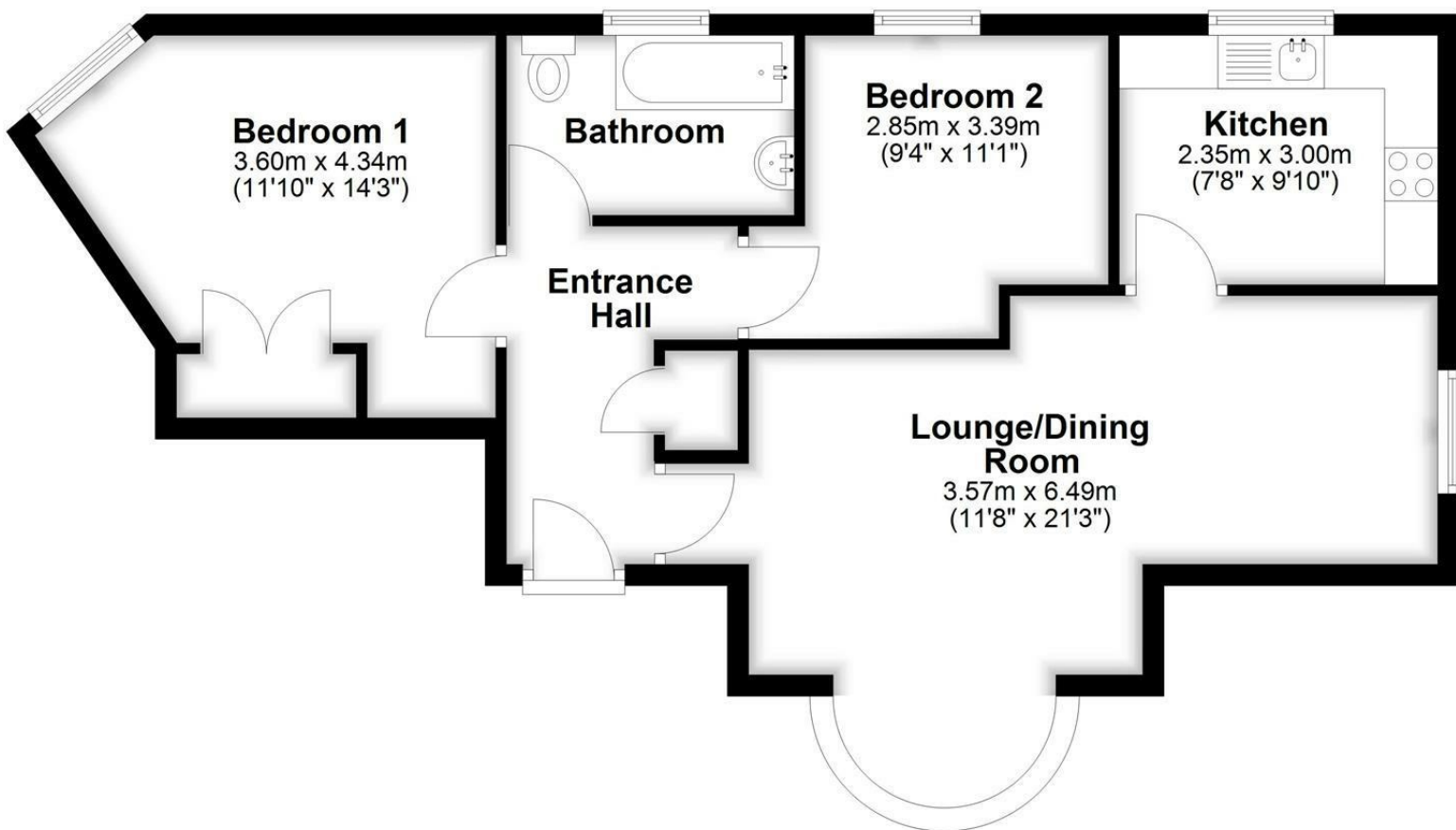


GUIDE PRICE £245,000



Ground Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



Total area: approx. 62.0 sq. metres (667.7 sq. feet)

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