



FLAT 51, ESTUARY HOUSE LOWER BURLINGTON ROAD, PORTISHEAD



GOODMAN
& LILLEY



ESTUARY HOUSE LOWER

PORTISHEAD BS20 7BJ

- Exceptional duplex marina penthouse apartment
- Spacious open-plan living and dining area
- Contemporary kitchen with integrated appliances
- Two allocated parking spaces, including secure undercroft parking
- Breathtaking panoramic marina views
- Private balcony and additional Juliet balcony
- Luxurious upper-floor principal suite with en-suite
- No Onward Chain

A truly individual duplex marina facing penthouse apartment occupying an enviable marina position, with spectacular panoramic views, a private balcony and two allocated parking spaces.

Arranged over two impressive levels, this beautifully presented home combines light-filled contemporary accommodation with a remarkable outlook across the marina. Offered to the market with no onward chain, it represents a rare opportunity to enjoy waterside living at its very best. Occupying a privileged position overlooking the water, this outstanding penthouse offers a lifestyle every bit as impressive as its accommodation. Generous proportions, contemporary finishes and expansive glazing combine to create a home that feels wonderfully bright and connected to its marina surroundings.

The property is approached via a well-maintained communal entrance, with lift access providing convenient entry to the floor below the apartment. The apartment is then accessed via one flight of stairs.

Upon entering, the sense of light and space is immediately apparent. At the heart of the lower level is a superb open-plan lounge and dining room, thoughtfully designed for both relaxed everyday living and entertaining. Floor-to-ceiling windows and glazed doors frame the marina from almost every angle, drawing the ever-changing waterfront scenery into the home.

Doors open directly onto the private balcony, creating a natural extension of the living space. With uninterrupted panoramic views across the marina, this is an exceptional setting for morning coffee, summer dining or simply watching the boats return to their moorings as the light changes across the water.

The adjoining kitchen is fitted with a stylish range of contemporary units and integrated appliances, providing a practical and attractive workspace. A Juliet balcony introduces further natural light and offers another delightful vantage point from which to enjoy the surroundings.

Two generously proportioned bedrooms and a sleek family bathroom complete the lower level, providing flexible accommodation for family, guests or those seeking a dedicated home office.

A striking spiral staircase rises to the upper floor, where the principal suite creates a wonderfully private retreat. Floor-to-ceiling glazing floods the room with natural light while showcasing far-reaching views across the marina. Whether waking to the water or enjoying the outlook at sunset, this remarkable space makes full use of the penthouse's elevated position.

The principal suite is complemented by a stylish en-suite bathroom, resulting in a secluded and luxurious upper-floor sanctuary.

Outside, the property benefits from two allocated parking spaces. One is situated within the secure undercroft and includes an electric supply with a lockable socket, while the second is an external space. Lift access adds further convenience and enhances the apartment's suitability for a wide range of purchasers.

Offered with no onward chain, this distinctive apartment presents an exciting opportunity for buyers seeking something genuinely different. Its rare duplex design, breathtaking views and highly desirable marina setting combine to create an exceptional waterside residence.







LOCATION & AMENITIES

Set within the heart of Portishead’s prestigious marina, the property enjoys an exceptional waterside position surrounded by contemporary architecture, landscaped quays and attractive waterfront walks. The setting offers a wonderful balance of coastal tranquillity and everyday convenience, with Bristol and the wider motorway network readily accessible via the A369 and M5.

Rail and Transport Connections

Portishead is set to benefit from the reinstatement of its passenger railway, with construction now underway. The new line is currently expected to open in winter 2028/29, providing planned hourly services to Bristol Temple Meads in approximately 25 minutes, with stops at Pill, Parson Street and Bedminster. This significant investment will further enhance the town’s connectivity and appeal to commuters.

Local Amenities

The marina is home to an excellent selection of cafés, bars and restaurants, many enjoying attractive views across the water. A comprehensive range of supermarkets, shops and everyday services can also be found close by, while Portishead High Street offers an appealing mixture of independent businesses and familiar retailers. Leisure facilities, medical services and recreational spaces are all conveniently accessible.

Marina Lifestyle

Portishead Marina offers a relaxed yet vibrant lifestyle, with sailing, paddleboarding and other waterside activities forming part of the local character. Scenic walks lead around the marina and towards the nature reserve, Lake Grounds and the coastline, providing plenty of opportunities to enjoy the outdoors. Whether dining beside the water, watching the boats from the balcony or enjoying an evening stroll around the quay, the location delivers an exceptional coastal lifestyle within easy reach of Bristol.

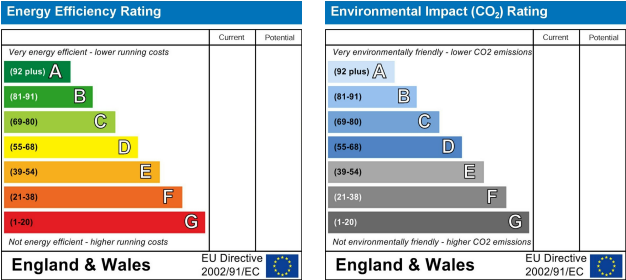
SERVICE CHARGES & IMPROVEMENTS

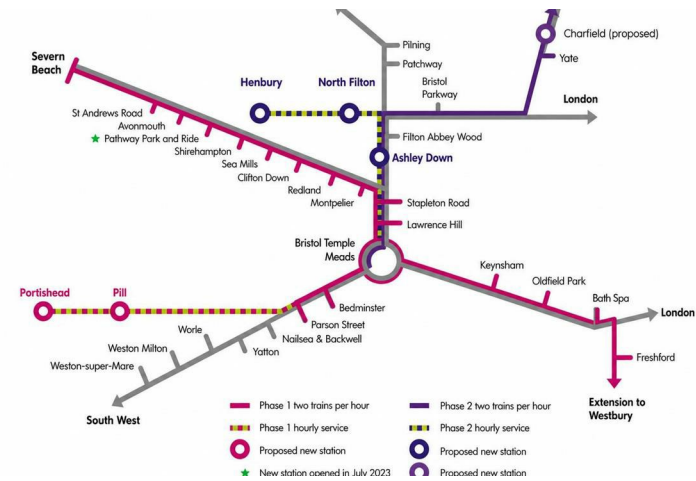
The penthouse has undergone a programme of high-quality improvements, including a contemporary fitted kitchen, two upgraded bathrooms and luxury vinyl tile flooring throughout, all installed approximately three years ago.

The heating is provided by a replacement boiler fitted just over four years ago. A dual-zone system allows the upper and lower floors to be controlled independently using HIVE smart controls and a mobile app. The upper floor also features a remotely operated electric Velux window.

Further benefits include ultra-high-speed fibre-to-the-property broadband and two allocated parking spaces marked 51. One space is located within the secure undercroft and has an authorised, lockable double electrical socket connected directly to the apartment’s meter; the second is positioned externally.

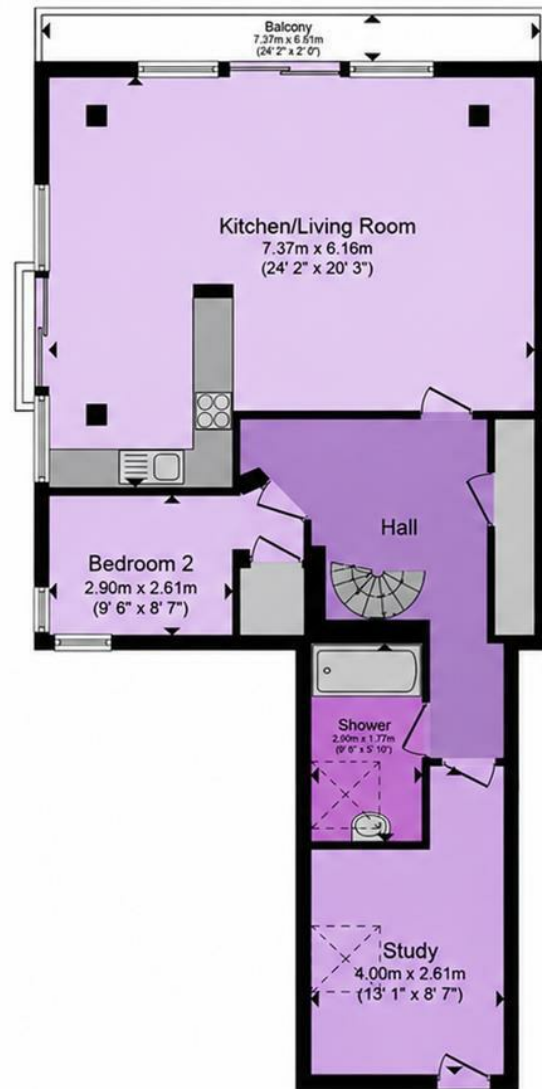
The vendor advises that a share of the freehold will transfer to the purchaser. The most recent half-yearly charges comprised £1,268.12 payable to Hillcrest Management, £50 ground rent and £38.54 payable to Consort. All accounts are currently paid up to date. Charges, tenure arrangements and services should be confirmed by the purchaser’s legal representative.



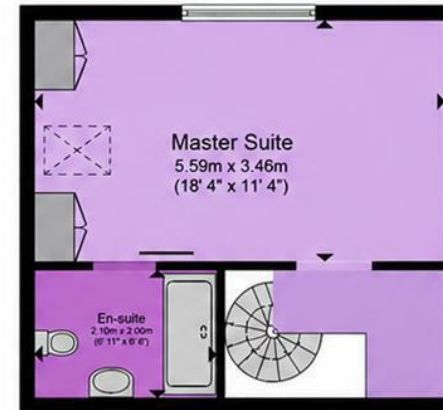


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Ground Floor



First Floor

Total floor area 111.9 m² (1,205 sq.ft.) approx



HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

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