



12A BEACH ROAD EAST, PORTISHEAD, BS20 7DL

12A BEACH ROAD EAST

PORTISHEAD, BS20 7DL

The property is approached via a driveway providing off-road parking, with an attractive lawned garden enhancing the frontage.

Entering the property, you are greeted by a central hallway providing access to the principal living accommodation. Positioned to the left is the living room, a generously proportioned space featuring a fireplace and pleasant views over the front garden and surrounding street scene.

Leading through from the living room is the kitchen/dining room, a well-sized and sociable space ideally suited to modern family living. The kitchen is fitted with a range of base and wall-mounted units and offers space and plumbing for a freestanding cooker, fridge, washing machine and dishwasher. The dining area comfortably accommodates a family dining table and benefits from patio doors opening onto the rear garden, creating an excellent indoor-outdoor flow for entertaining and al fresco dining.

Stairs rise to the first-floor landing, where the family bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash basin set within a contemporary grey vanity unit, and WC. The room is complemented by tiled walls and laminate flooring.

The accommodation continues with three bedrooms. Bedroom One is a well-proportioned double bedroom situated to the front of the property, enjoying views over the front garden. Bedroom Two, also a comfortable double room, overlooks the rear garden, while Bedroom Three is a practical single bedroom positioned to the front, making it ideal as a child's room, nursery, home office or study.

GARDEN

Externally, the property enjoys both front and rear gardens. The front garden is predominantly laid to lawn, creating an attractive approach to the home, while the rear garden has been designed to offer a combination of relaxation and outdoor enjoyment.

Immediately to the rear of the property is a paved patio area, accessed directly from the dining room, providing an ideal setting for outdoor entertaining and al fresco dining. Beyond the patio, steps lead to an elevated lawned garden, offering a pleasant outdoor space for families, children and pets alike.

GARAGE & DRIVEWAY

The property further benefits from a single garage and ample parking for two cars.

LOCATION

The property is conveniently positioned on Beach Road East in Portishead, a sought-after location within easy reach of a wide range of local amenities. Portishead High Street offers an excellent selection of shops, cafés, restaurants and everyday services, while the popular Marina provides further leisure, dining and recreational opportunities.

The area is well suited to those looking to enjoy a balanced lifestyle, with coastal walks, open green spaces and community facilities all close by, making this an appealing setting for a variety of buyers.

AGENT NOTES

Freehold

Council Tax Band: C

EPC Rating: TBC

North Somerset Council

Mains gas, electric, water and drainage connected

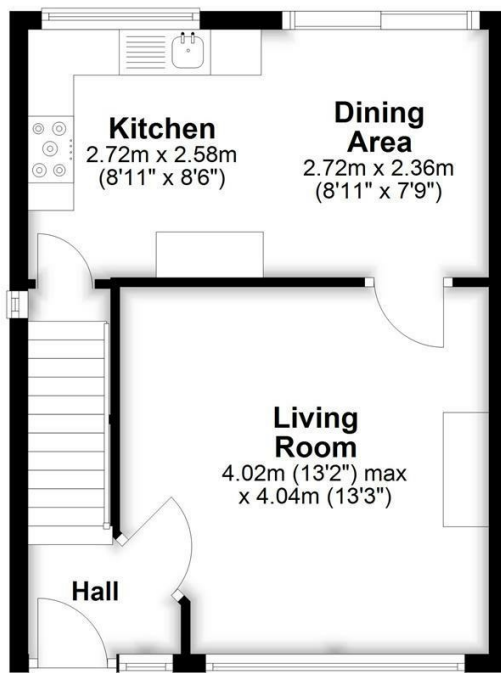




FLOORPLAN

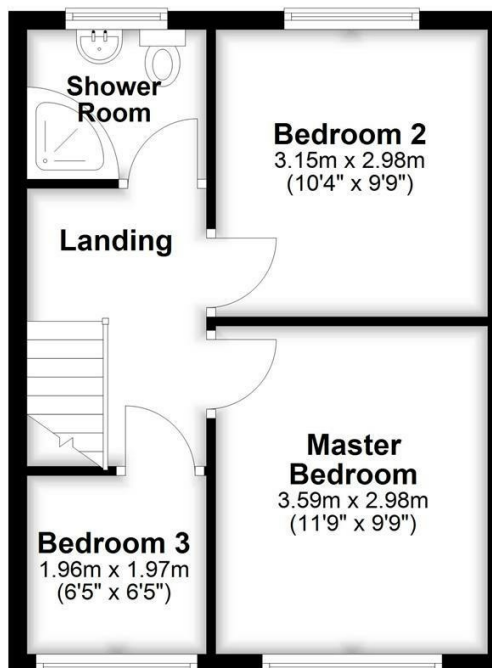
Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 69.0 sq. metres (742.3 sq. feet)

GOODMAN & LILLEY
BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON

9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilley.co.uk

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

CLEVEDON

28 Hill Road
Clevedon
North Somerset
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES

0117 213 0151
LNH@goodmanlilley.co.uk

LETTINGS

01275 299010
lettings@goodmanlilley.co.uk

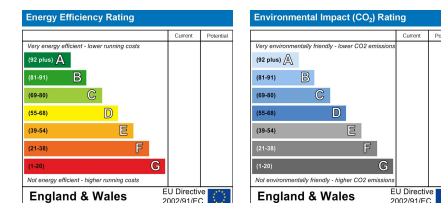
3 Bedrooms
Tenure - Freehold

1 Reception Rooms
Total 742.30 sq ft

1 Bathrooms
Council tax band - C

- Semi Detached Family Home
- Open Plan Kitchen Dining Room
 - Approx. 742 Sq.Ft
- Driveway Parking & Garage

- Three Bedrooms
- Separate Living Room
- Enclosed Rear Garden
- Prime Portishead Location



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm