



7 EASTCLIFF,  
PORTISHEAD, BS20 7AB

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GOODMAN  
& LILLEY



IDEALLY LOCATED WITHIN THE HIGHLY SOUGHT-AFTER PORTISHEAD MARINA AREA, THIS BRIGHT AND AIRY TWO-BEDROOM COACH HOUSE IS CLOSE TO THE WATERFRONT, LOCAL CAFÉS, SHOPS, AND PORTISHEAD'S HIGH STREET, WITH CONVENIENT ACCESS TO SURROUNDING ROADS AND MOTORWAY NETWORKS.

Conveniently located close to the waterfront, local cafés, shops, and leisure facilities, this home provides an excellent opportunity for first-time buyers, professionals, or investors seeking a desirable waterside location. A two-bedroom coach house offering a practical and well-considered layout, designed to maximise space and natural light. The property provides a functional entrance hall leading to an integrated garage and stairs to the first floor, creating a clear separation between storage, utility, and living areas. Upstairs, the accommodation is arranged to provide comfortable and versatile living, with a bright and airy living/dining area, a walled-off kitchen, and two well-proportioned bedrooms, all thoughtfully positioned to make the most of the available space. The layout ensures both privacy and convenience, making it ideal for a variety of buyers, from first-time homeowners to investors.

As you ascend the stairs, both bedrooms are positioned to the left; the master bedroom offers a generous and bright space with built-in storage and room for a double bed, while the second bedroom is a versatile room, perfect as a guest room, home office, or children's bedroom. To the right, the living and dining area is filled with natural light, providing a welcoming space for relaxation or entertaining, with ample room for seating and a dining table. Adjacent, the walled-off kitchen provides a practical and functional area, ideal for everyday cooking and meal preparation. From the landing, the family bathroom is conveniently located and comprises a bath with shower, basin, and WC.

This coach house is thoughtfully laid out with a clear separation between living and sleeping areas, making it practical and comfortable. It presents an excellent opportunity for first-time buyers, professionals, or investors to enjoy low-maintenance waterside living in the desirable Portishead Marina.

Garage & Parking

Completing the home's practical layout, the integrated garage features a storage cupboard under the stairs and is complemented by a dedicated parking space, providing added convenience and versatile storage for day-to-day living.

Location

Located in the highly sought-after Portishead Marina area, renowned for its picturesque waterfront, vibrant community, and convenient access to local amenities. The property is within walking distance of the marina, boutique shops, cafés, and restaurants, as well as Portishead's High Street, providing a wealth of everyday conveniences. Excellent transport links, including nearby roads and motorway connections, make this location ideal for commuting and exploring the surrounding area.

Agent Notes

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

Tenure: Leasehold  
Ground Rent: £150 pa  
Service Charge: £3087.94 pa

Council Tax Band: B

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

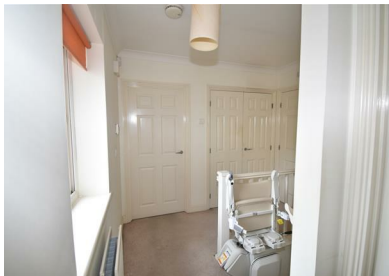
- Two-Bedroom Coach House
- Spacious Open Plan Living
- Integrated Garage & Parking Space
- Ideal for First-Time Buyers or Investors

- Bright and Airy Living Spaces
- Private Entrance
- Close to Portishead Marina & Waterfront
- No Onward Chain



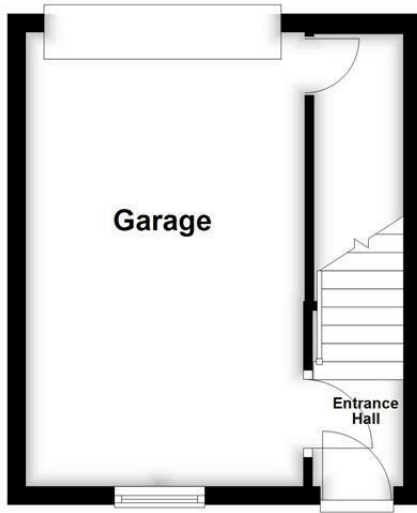
GUIDE PRICE £209,950





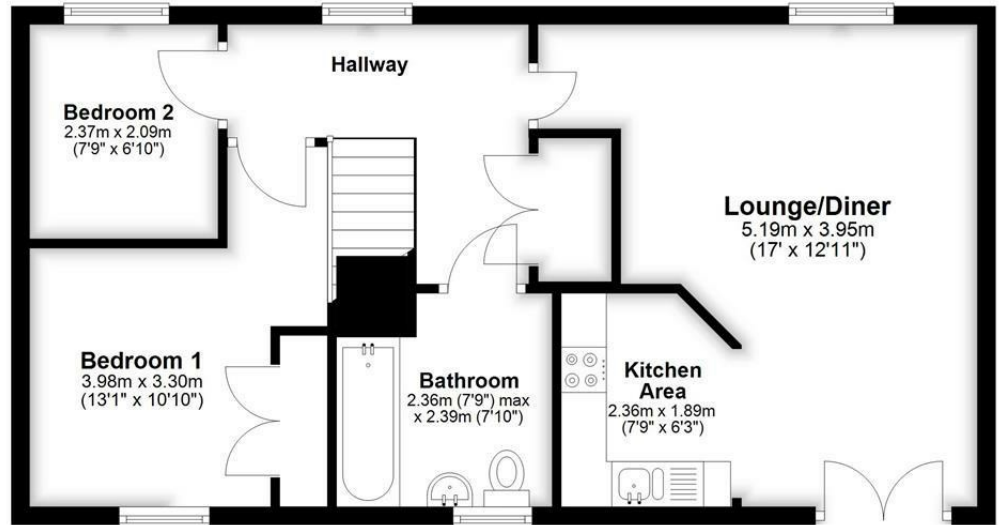
## Ground Floor

Approx. 20.2 sq. metres (217.4 sq. feet)



## First Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



Total area: approx. 75.8 sq. metres (816.0 sq. feet)

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