



26 BEACH ROAD WEST,  
PORTISHEAD, BS20 7HR

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GOODMAN  
& LILLEY



SITUATED ON ONE OF PORTISHEAD'S MOST PRESTIGIOUS AND SOUGHT-AFTER ADDRESSES, THIS DETACHED BUNGALOW OCCUPIES AN ELEVATED POSITION ALONG BEACH ROAD WEST, ENJOYING OPEN VIEWS ACROSS THE LAKE GROUNDS AND TOWARDS THE ESTUARY BEYOND.

Set within a generous and versatile plot, the property benefits from a wide frontage to one side and a substantial rear garden — a rare combination in such a prime coastal location. Importantly, the outlook is uninterrupted, with no trees blocking the far-reaching views, allowing any future redevelopment to fully capitalise on the surrounding landscape.

Beach Road West has become synonymous with high-quality architectural transformation, with many neighbouring homes having been redeveloped into striking contemporary residences in recent years. This property presents a compelling opportunity to follow suit and create a landmark family home in a blue-chip position.

While the existing bungalow has been improved to provide comfortable living — including a re-fitted kitchen, modern shower room, lounge/diner, two double bedrooms and a first-floor attic bedroom with en-suite — the true value lies in the exceptional potential of the plot.

The property offers exceptional potential for redevelopment or enhancement, with many homes along this sought-after road having already been extended or comprehensively remodelled to create substantial contemporary family houses. It presents an exciting opportunity to design a spacious home that maximises natural light, views and internal living space, adding significant value in a proven and highly desirable location.

## Location

The Lake Grounds is widely regarded as one of Portishead's most

prestigious and desirable residential settings. Overlooking attractive parkland and enjoying views towards the estuary, the area offers a unique blend of open green space, coastal scenery and everyday convenience. Just a short distance from the vibrant High Street and Marina, residents benefit from an excellent range of amenities including cafés, restaurants, independent shops, Waitrose and leisure facilities.

The area is particularly popular with families, with access to well-regarded primary schools and Gordano School, one of the region's most respected secondary schools. Portishead continues to see strong demand, further supported by the planned reopening of the Portishead railway line, which will provide direct links to Bristol Temple Meads. This improved connectivity is expected to enhance the town's appeal to commuters and underpin long-term growth. Combining lifestyle, location and future potential, The Lake Grounds remains one of the town's most sought-after addresses.

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- One of Portishead's most prestigious and sought-after residential addresses
  - Overlooking the beautiful Lake Grounds with views towards the estuary
  - Ideal opportunity to enjoy coastal living with improved commuter links to Bristol
  - Garage & Driveway For Three Vehicles
  - Prime elevated plot on Beach Road West offering exceptional scope for extension or full redevelopment (subject to planning).
  - Uninterrupted views across the Lake Grounds and towards the estuary, maximising future design potential
  - Rare opportunity to add significant value in a proven location where nearby homes have been successfully transformed.

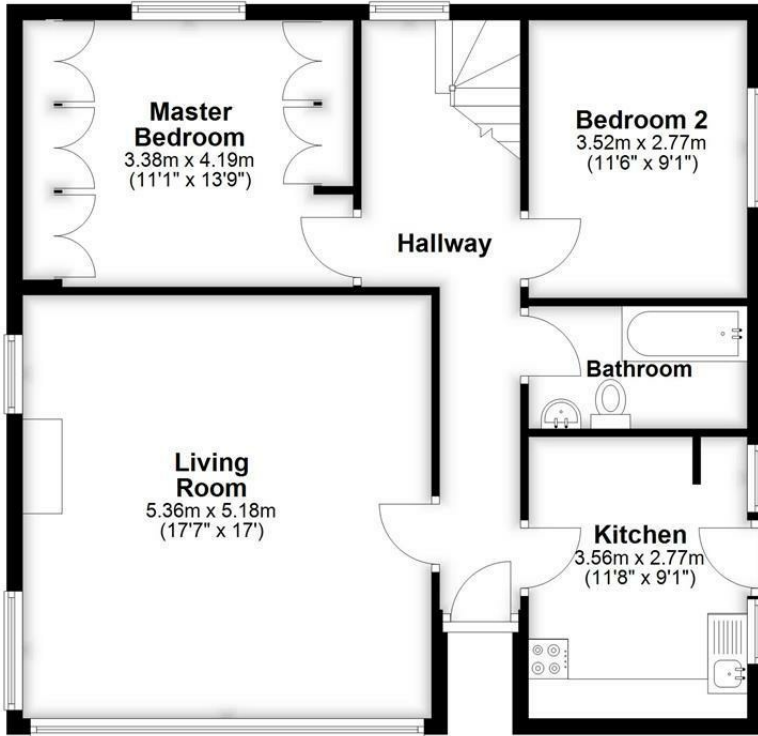


GUIDE PRICE £950,000



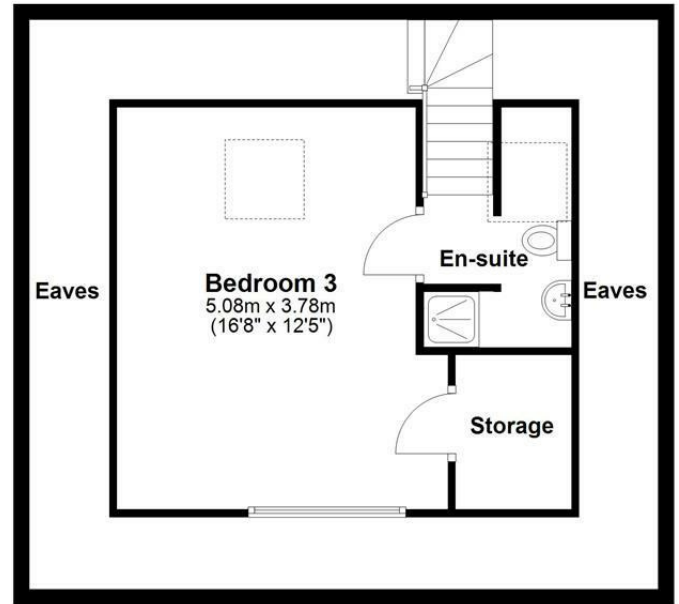
## Ground Floor

Approx. 79.4 sq. metres (854.3 sq. feet)



## First Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



Total area: approx. 136.7 sq. metres (1471.0 sq. feet)

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