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17 HILLSIDE ROAD

PORTISHEAD  
BS20 8EW

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The accommodation is immaculately presented throughout, with expansive open-plan living areas forming the heart of the home, complemented by five well-proportioned double bedrooms, with the luxurious principal suite enjoying private en-suite facilities.

A welcoming entrance hall creates a refined first impression, guiding you through to the principal reception room - an impressive space centred around a freestanding wood-burning stove, with floor-to-ceiling sliding doors that effortlessly connect the interior to the expansive sun terrace. Enclosed by contemporary glass balustrades, this elevated vantage point provides uninterrupted, panoramic views across the estuary, creating an exceptional setting to enjoy Portishead's renowned sunsets. The kitchen/dining/living space is equally impressive - designed with both everyday living and entertaining in mind. The bespoke kitchen is appointed with granite work surfaces, integrated appliances, and a striking corner window perfectly framing the coastal outlook. A separate utility room and WC enhance practicality.

Beneath the terrace, a highly versatile studio - currently utilised as a games room - offers independent living potential, complete with its own kitchenette and shower room, ideal for guests, multi-generational living or future annex conversion. A light-filled craft room or study benefits from Velux windows, creating an inspiring and tranquil workspace.

To the first floor, four double bedrooms are arranged alongside a contemporary family bathroom, while the principal bedroom enjoys its own en-suite and elevated views.

## OUTSIDE

The property enjoys a beautifully maintained, south-facing rear garden, designed to maximise sunlight throughout the day and offering a fantastic space for both relaxation and entertaining. Immediately to the rear of the property is a patio area, ideal for outdoor dining, with steps leading up to a lawned garden. The layout has been thoughtfully arranged to create distinct zones, including a further patio seating area, providing additional space for entertaining or enjoying different aspects of the garden throughout the day. To the rear of the garden, there is a secondary patio area, offering a more private seating space and enhancing the versatility of the outdoor accommodation.

## PLANNING & POTENTIAL

The approved planning consent presents a compelling opportunity to transform the existing home into a striking, contemporary residence of significant architectural merit. For those seeking to create a bespoke coastal home tailored to exacting standards, the groundwork has already been laid. Equally, the existing accommodation stands as a substantial and beautifully presented home in its own right, with the planning illustrating the exceptional potential on offer. A contractor is also available to tender, providing a seamless pathway for those wishing to progress the scheme.

Planning Reference: 23/P/2466/FUH

## LOCATION

Positioned on the ever-popular Hillside Road, this address enjoys an elevated setting within one of Portishead's most established residential areas, combining coastal charm with excellent accessibility. Portishead is renowned for its vibrant Marina, offering a range of waterfront cafés, restaurants, bars, Waitrose, and independent retailers, while the nearby High Street provides excellent everyday convenience.

For commuters, the property is ideally situated with easy access to the M5 motorway (Junction 19), Bristol Airport, and the anticipated reopening of the Portishead Railway Line, which will provide a direct link to Bristol Temple Meads. Known for its elevated position and far-reaching estuary views, Hillside Road remains one of Portishead's most desirable locations.

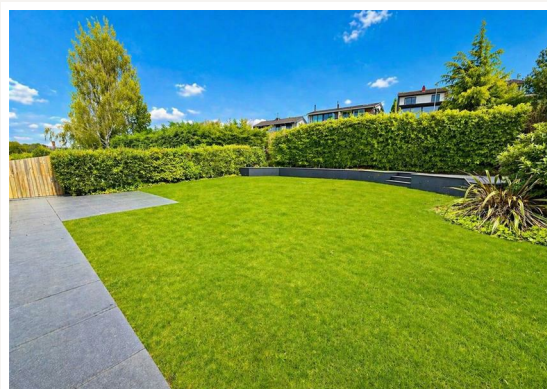
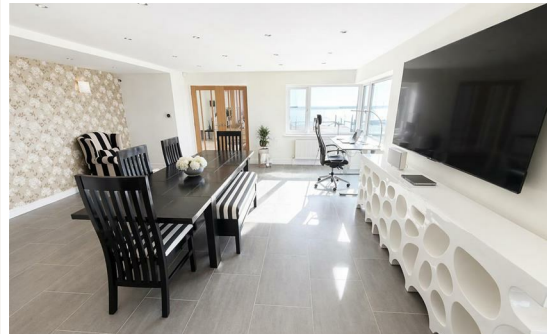
## USEFUL INFORMATION

Tenure: Freehold

Council Tax Band: G (£3,869.66 for 2025/26 - subject to change)

Services Connected: Mains Gas, Mains Electric, Mains Water, Mains Drainage







**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

**PORTISHEAD**

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

**SHIRE@GOODMANLILLEY.CO.UK**

**LETTINGS**

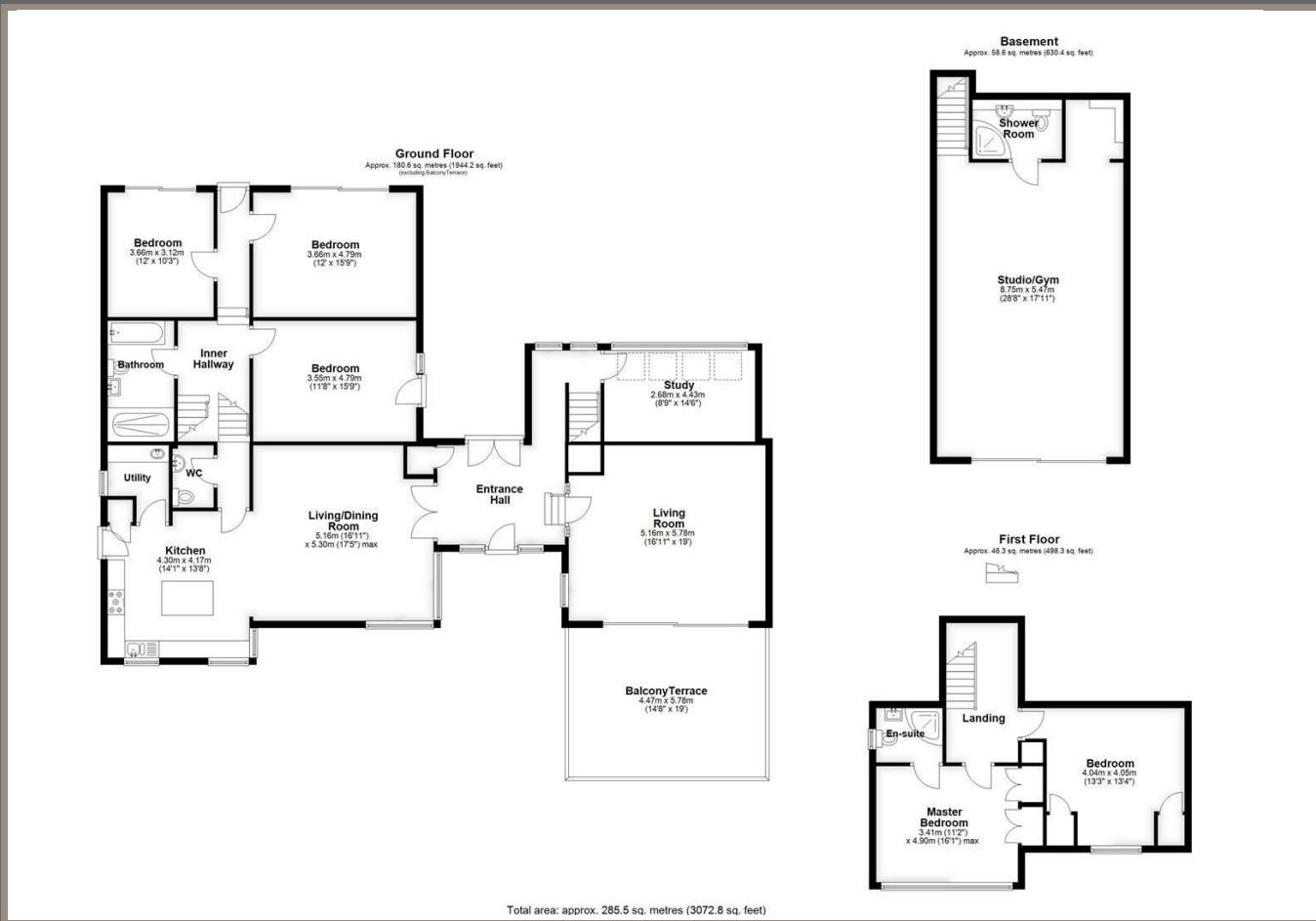
01275 299010  
LETTINGS@GOODMANLILLEY.CO.UK

**CLEVEDON**

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

**LAND & NEW HOMES**

0117 213 0151  
LNH@GOODMANLILLEY.CO.UK



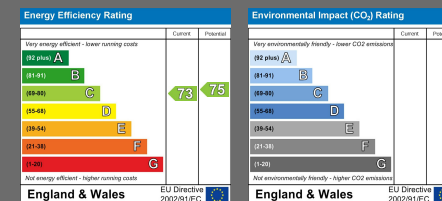
5 BEDROOMS  
TENURE -

- Coastal Detached Family Home
- In Excess of 3072 Sq. ft
- Spectacular Estuary & Welsh Hill Views
- Garage & Sweeping Driveway
- No Onward Chain

3 RECEPTION ROOMS  
IN ALL 3067.74 SQ FT

3 BATHROOMS  
COUNCIL TAX BAND - G

- Five Double Bedrooms
- Separate Annex/Games Room/Gym
- Southerly Facing Rear Garden
- Spacious Kitchen/Dining/Family Room



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