

estate agents **auctioneers**

**hollis**  
**morgan**



**62 Eastcliff, Portishead, Bristol, BS20 7AB**

**£299,950**

A freshly restored purpose built apartment moments from the waters edge. Garage. No Onward Chain.

- Refurbished Apartment
- Moments from Waters Edge
- Open plan living area
- Two Bathrooms
- Electric Heating
- Private Garage
- No Onward Chain

**The Property**

The property occupies the first floor of an attractive purpose-built development a stone's throw away from the Marina, internally the property has undergone cosmetic refurbishment throughout and boasts an impressive open plan kitchen with breakfast bar, matt finished units, stone effect work surfaces and integrated appliances which include fridge, washing machine and electric oven and hob. The lounge area is dual aspect with a charming Juliet balcony. Two bedrooms are located within proximity both of which have a pleasant outlook over well-maintained gardens, Bedroom 1 has the added benefit of a white 3-piece en suite shower room. A large family sized bathroom with bath and low-level W.C completes the impressive and sympathetically restored apartment. Outside the property prospers from a private garage with up and over door.

**Location**

Portishead has a thriving High Street with a wide range of amenities and a modern harbourside with it restaurants, bars and Waitrose whilst the Lake Grounds with its park, esplanade and outdoor swimming pool are also close by. Access onto the regional motorway network via the M5 is within 3.5 miles whilst Clevedon is just under 5 miles away. The planned Portishead–Bristol rail line will further enhance commuter connectivity, making the town increasingly attractive to Bristol-based buyers.

**Further Information**

Leashold, Residue of 999 years  
Ground Rent - £150pa  
Service Charge - £325 pcm

**Please Note**

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



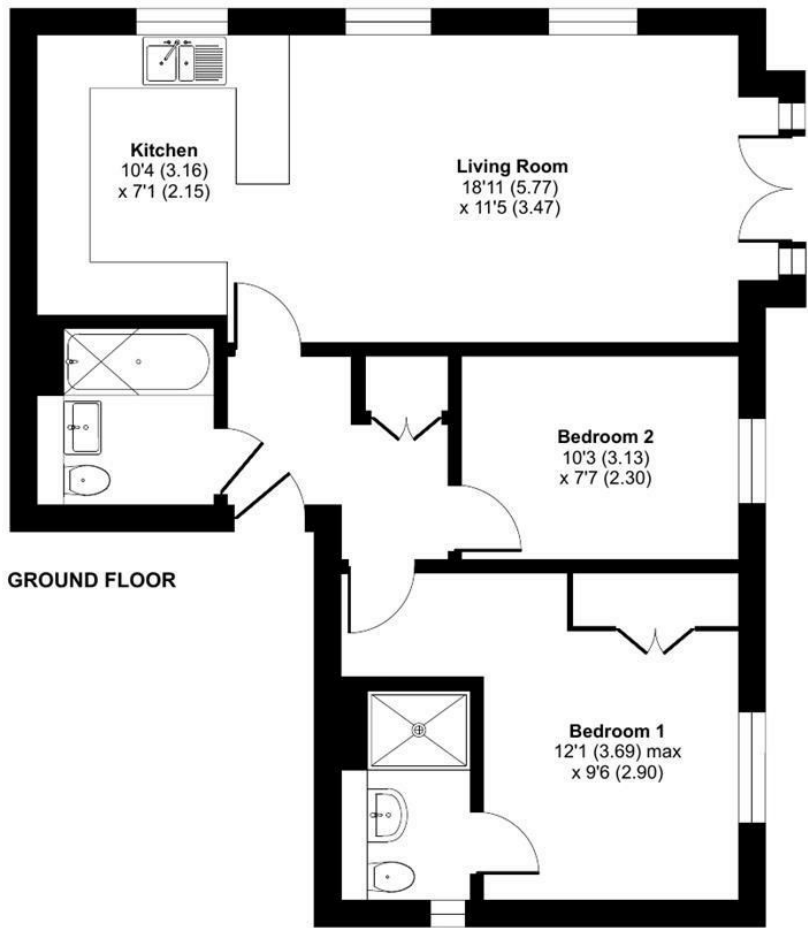
# Eastcliff, Portishead, Bristol, BS20

Approximate Area = 677 sq ft / 62.8 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 842 sq ft / 78.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF:1389000



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

hollis  
morgan

---