

6 Springfield Road, Portishead, North Somerset, BS20 6LH

Asking Price: £250,000

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- One-bedroom hillside apartment.
- Panoramic estuary views.
- Views towards Welsh coastline.
- Spacious double bedroom.
- Refitted modern bathroom.
- Open-plan living space.
- Private terrace.
- Exceptional 100ft+ garden.
- Gardener’s paradise.
- Garden office potential (STPP).
- Rear access and shed.
- Close to amenities.



# 6 Springfield Road, Portishead, Bristol, Somerset, BS20 6LH



Perched on the sought-after hillside of Springfield Road, this charming one-bedroom lower ground floor apartment enjoys breathtaking, far-reaching views across the Severn Estuary towards the Welsh coastline, with Battery Point & Denny Island also visible in the distance. Combining beautifully presented accommodation with one of the area's most remarkable private gardens, this is a truly unique home that must be seen to be fully appreciated. EPC: C

**Property Description**:
The apartment itself offers well-planned accommodation throughout. To the front elevation, the generous double bedroom benefits from underfloor heating, a fitted wardrobe and a large cupboard, providing excellent built-in storage. Centrally positioned is a stylishly refitted bathroom, finished to a contemporary standard and comprising a panelled bath with shower over and glazed screen, low-level WC and wash hand basin.

To the rear, the property opens into a welcoming open-plan kitchen, dining and living space, also with underfloor heating. The fitted kitchen features a range of eye and base level units with complementary work surfaces, an inset sink, four-ring gas hob and electric oven. There is ample room for a dining table and comfortable seating, creating a cosy yet practical living environment perfectly positioned to make the most of the spectacular outlook.



**Outside**:
Double patio doors from the living area leads directly onto the rear terrace - an idyllic spot for morning coffee or evening drinks whilst taking in the panoramic estuary views and some of Portishead's most beautiful sunsets.

Without doubt, the standout feature of this remarkable home is the magnificent rear garden, extending to over 100ft in length. A gardener's paradise, the garden unfolds over several thoughtfully landscaped levels. Immediately below the terrace is a decked seating area alongside a lawn, providing the perfect space for barbecues, entertaining family and friends, or simply relaxing in peaceful surroundings. Beyond, further steps meander through an enchanting array of mature trees, colourful shrubs, established planting including raspberry bushes, grape vines and cherry trees. There are also charming ponds, creating a wonderful sense of tranquillity and discovery. At the foot of the garden sits a useful storage shed and gated rear access onto a pathway leading to Nore Road where you can access Kilkenny Fields and the Windmill Pub.

Given its impressive size, the garden also offers exciting potential for a garden studio, home office or hobby room (subject to the necessary planning permissions and consents), further enhancing the versatility of this exceptional outdoor space.



**Location**:
Conveniently situated close to local amenities and excellent public transport links, this outstanding apartment offers the perfect balance of peaceful hillside living and everyday convenience. Rarely does a property combine breathtaking views, beautifully presented accommodation and such an extraordinary garden. This is a genuinely special home that offers a lifestyle as much as a place to live.

**Material Information**:
The apartment is leasehold and subject to lease restrictions/covenants and a service charge. When purchasing the property, you become part owner of the freehold through a limited company. We have been advised by our client of the following information:
Length of Lease: Remainder of 999 years (from 2011)  Ground Rent: £0 per annum
Service Charge: £178.85 per annum (share of building insurance)
Council Tax Band: B (£2,009.55 p/a)  2026/27
Please note that these figures were correct at the time of publication but of course are subject to change.









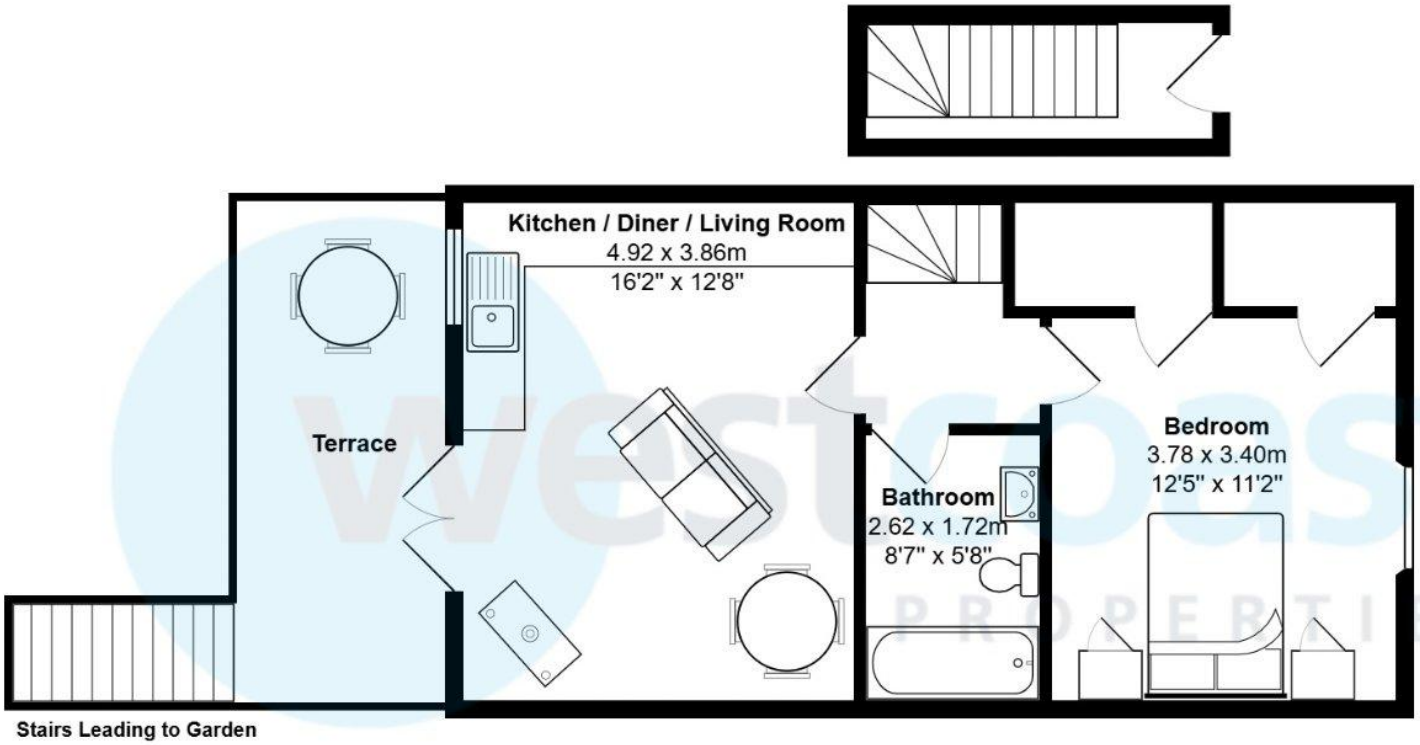

**VIEWING ARRANGEMENTS:**

By appointment with Westcoast Properties
Tel. No: 01275 849362
E-mail: infoportishead@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

**PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.**

**PLEASE NOTE:**

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable 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. 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. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.
Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.




Total Area: 49.3 m² ... 530 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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