

Flat 1033, Waters Edge, Lower Burlington Road, Portishead, Bristol,

Asking Price: £325,000

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- Third Floor Apartment
- Lift Access To All Floors
- Two Large Double Bedrooms
- Two Shower Rooms
- Separate Kitchen
- South Facing Balcony
- Stunning Marina Views
- Immaculately Presented Throughout
- Secure Under croft Allocated Parking
- No Onward Chain





Flat 1033, Waters Edge, Lower Burlington Road, Portishead, Bristol, Somerset, BS20 7AS







Property description:
A spacious and well-presented two double-bedroom apartment, situated on the third floor with convenient lift access. Set just back from the marina front, the property is ideally positioned to enjoy coastal living, with a fantastic selection of bars, restaurants and amenities right on the doorstep. The apartment is offered in great condition and benefits from secure undercroft parking. Offered for sale with no onward chain.

Living accommodation:
The entrance hall runs the length of the apartment, with doors leading to both double bedrooms, the living room, shower room and useful airing cupboard. The living room is a fantastic, light-filled space with ample room for both comfortable lounge and dining areas. Glazed doors and windows span almost the full width of the room, making the most of the incredible outlook over the marina, with direct access onto the south-facing balcony. From the lounge, double doors open into a modern and bright kitchen, which benefits from a south-facing window and a range of built-in appliances. The double doors can be opened fully back, creating a wonderful open-plan feel when desired. The balcony is a particularly good size and enjoys a south-facing aspect, providing all-day sunshine and fantastic views, with the marina to one side and the surrounding hillside to the other.

Bedroom Accommodation:
Both bedrooms are generously sized doubles. Bedroom One benefits from a south-facing window, built-in double wardrobes and a modern en-suite shower room with window, shower and heated towel rail. Bedroom Two is actually larger than Bedroom One, with a south-facing window and ample space for additional storage. This bedroom has use of the recently modernised main shower room, which features a large double walk-in shower.

Communal Facilities:
Waters is positioned on the edge of the marina and benefits from a well-maintained communal first-floor piazza, featuring a range of raised planters with mature plants and shrubs, along with benches providing an elevated outlook over the marina. The piazza can be accessed without stairs, while external steps also provide access down to the marina front itself. Within the secure gated undercroft parking area, there is a secure bike store, bin and recycling facilities, as well as the property's own allocated parking space.

Material Information:
The property is Leasehold and subject to charges
Ground Rent;£147.5
Service Charge; £3852 Per annum
Lease Length; 999 from 2002
EPC-On order
Council tax band C (£2,296.64 for 2026/2027)










VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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E-mail: infoportishead@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

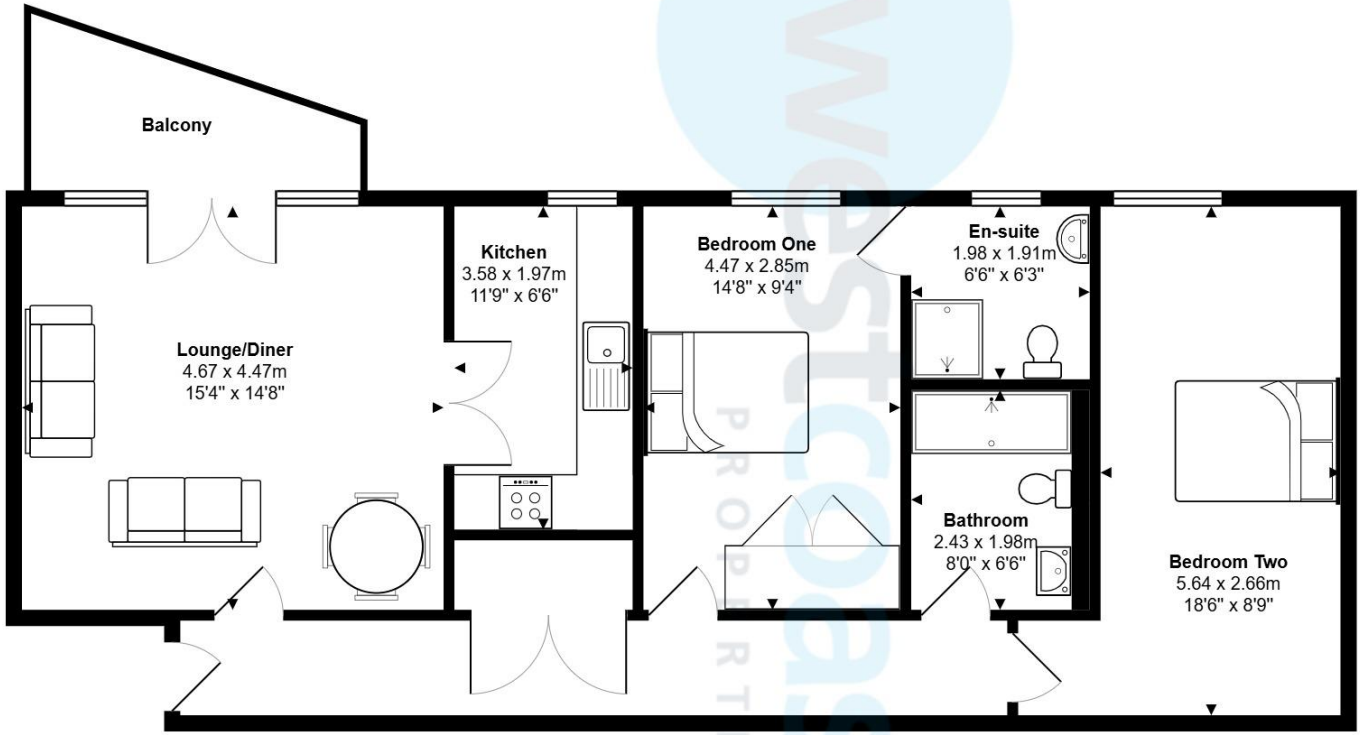
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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: 80.2 m² ... 864 ft² (excluding balcony)

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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