

Flat 27, Estuary House, Lower Burlington Road, Portishead, Bristol, Somerset,

Guide Price: £445,000

westcoast PROPERTIES

- Stunning Marina Fronting Apartment
- Second Floor With Lift Access
- Direct Water Views With Southerly Side Aspect
- Two Large Double Bedrooms
- Open Plan Living Accommodation
- Fantastic Modern Finish Throughout
- Recently Refitted Kitchen
- Secure Under Croft Parking For One





Flat 27, Estuary House, Lower Burlington Road, Portishead, Bristol, Somerset, BS20 7BJ



Property Description:
A stunning and spacious second-floor apartment, beautifully positioned with a south-westerly aspect and overlooking the marina. The property offers two generous double bedrooms and two bathrooms, complemented by an impressive open-plan kitchen, living and dining space. The L-shaped layout creates a natural sense of separation between the different living areas, while floor-to-ceiling sliding doors on both the southerly and westerly aspects flood the apartment with natural light and make the most of the marina outlook.



Living Accommodation:
The impressive open-plan living space is a truly exceptional area, benefiting from two floor-to-ceiling sets of sliding doors and windows that frame stunning marina views to both the south and west. The dual aspect floods the room with natural light and sunshine throughout the day, creating a wonderful connection with the marina surroundings. Beautiful hardwood flooring underfoot further enhances the sense of quality and warmth throughout the space. Despite its open-plan design, the kitchen is thoughtfully positioned within an L-shaped layout, creating a subtle sense of separation while maintaining a seamless flow between the kitchen, dining and living areas. Recently refitted to an exacting standard, the kitchen further elevates this impressive space, combining a high-quality finish with a practical and beautifully considered design.

Bedroom Accommodation :
The property offers two fantastic-sized double bedrooms, both benefiting from generous proportions and excellent natural light. The principal bedroom is particularly impressive, featuring extensive built-in wardrobes, a modern en-suite shower room and a large south-facing window that floods the room with natural light. The second bedroom is also generously sized, offering ample space for freestanding storage and enjoying a pleasant southerly aspect.Bedroom two is served by a modern family bathroom, complete with a full-sized bath and shower over, providing a practical and stylish facility for both residents and guests.



Material Information:
The home is Leasehold and subject to an annual Ground Rent & Maintenance/Service Charge. We have been advised by our client of the following data which was correct at the time of publication but is of course, subject to change:
Length of Lease: Remainder of 999 years from 2003.
Ground Rent: £100 p/a
Maintenance/Service Charge: £2,600 p/a
Council Tax Band: D (£2,583.71 for the year 2026/27)


BREAD







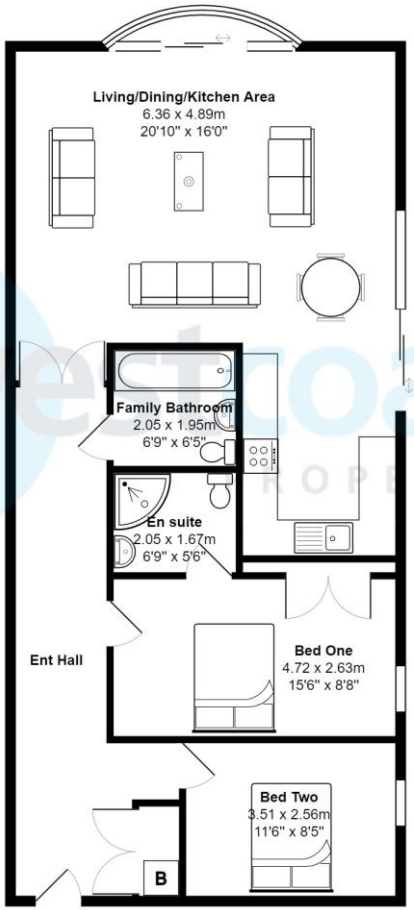

VIEWING ARRANGEMENTS:

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.



Second Floor Apartment

Total Area: 91.5 m² ... 985 ft²

st every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windc
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.
vices, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can b

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