

Reeds Rains

Waterside Park, Portishead, Bristol

Guide Price £595,000 *Freehold*

- Detached Family Home
- Four Double Bedrooms
- Spacious Living Room with Access to Front Balcony
- Stunning Estuary Views
- Fitted Kitchen/Dining Room
- Family Bathroom & Separate Cloakroom/WC
- Mature Terraced Rear Garden
- Integral Double Garage & Driveway
- Desirable Redcliffe Bay Location
- No Onward Chain
- EPC Rating: E







An exciting opportunity to acquire this spacious detached family home, enjoying an elevated position within the highly sought-after Waterside Park area of Portishead and boasting delightful views across the Severn Estuary. Offered to the market with no onward chain, the property provides generous and versatile accommodation throughout, together with excellent potential for a purchaser to modernise and create a home tailored to their own tastes and requirements.

The ground floor is approached via an entrance hallway, providing access to a useful cloakroom/WC, a generous bedroom and the integral double garage. Upstairs, the first floor offers a spacious living room with direct access onto a balcony, where the far-reaching estuary views can be enjoyed. There is also a separate kitchen/dining room, family bathroom and three further well-proportioned bedrooms, providing excellent accommodation for families or those seeking flexible space for guests or home working.

Externally, the property benefits from a driveway providing off-road parking and access to the integral double garage. The gardens offer further potential for landscaping and enhancement, while the elevated position and balcony provide an excellent opportunity to make the most of the attractive outlook towards the water.

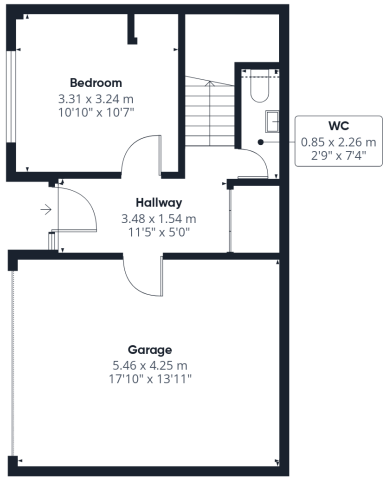
Waterside Park occupies a desirable coastal position in Portishead, with the Severn Estuary and surrounding coastal walks close by. The town centre, popular Marina and waterfront amenities are within easy reach, offering a wide selection of shops, cafés, restaurants and leisure facilities, while Portishead also provides good access to Bristol and the wider motorway network.



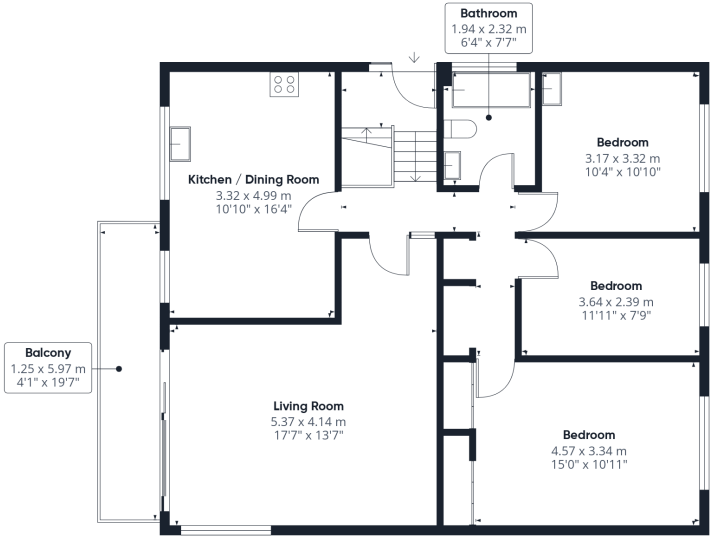





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Ground Floor



Floor 1

Approximate total area(1)

142.7 m²

1536 ft²

Balconies and terraces

7.3 m²

79 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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