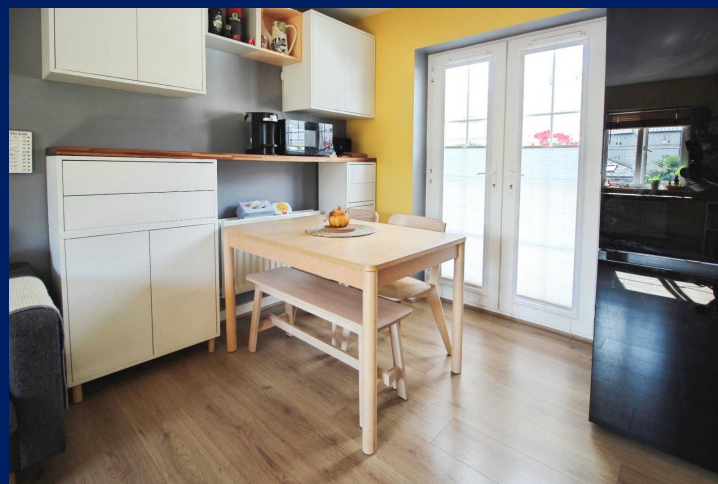
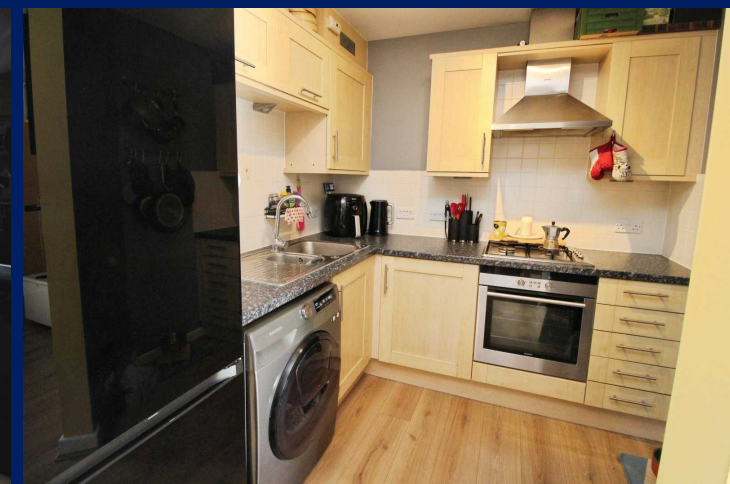




Eastcliff, Portishead, Bristol

£275,000 *Leasehold*

- Modern Coach House
- Two Bedrooms
- Open Plan Living/Dining Area
- Contemporary Kitchen & Bathroom
- Private Entrance
- Part Converted Garage / Useful Home Office
- Combination Gas Boiler Installed in 2023
- Ideal for First Time Buyers
- Desirable Location
- Walking Distance to the Marina
- EPC Rating: C
- Leasehold - 999 Years Starting From 01/09/04
- Current Annual Service Charge - £2415.22
(Reviewed Annually)
- Current Annual Ground Rent - £270.00



Situated within the popular Eastcliff development, close to Portishead's vibrant marina and waterfront, this well-presented two-bedroom coach house offers spacious and versatile accommodation arranged over two floors.

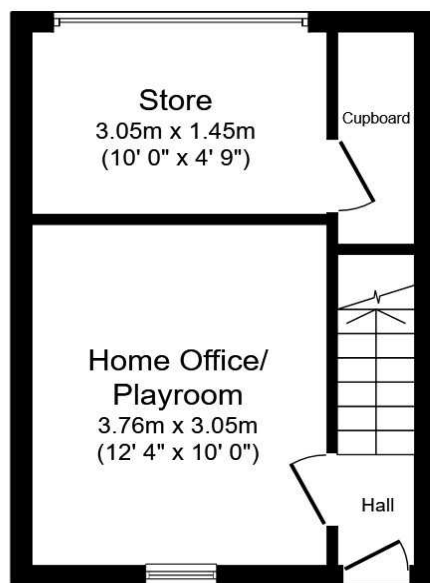
Accessed via its own private entrance, the property opens into an entrance hall with stairs rising to the main living accommodation. The ground floor benefits from a generously proportioned converted office, providing an excellent space for those working from home or requiring additional flexible accommodation, together with a useful store room.

The first floor is centred around a spacious and naturally bright open-plan living area, providing clearly defined spaces for both relaxing and dining. The adjoining kitchen is conveniently positioned and provides a practical area for everyday cooking. The accommodation is completed by two bedrooms, including a generous principal bedroom, and a family bathroom.

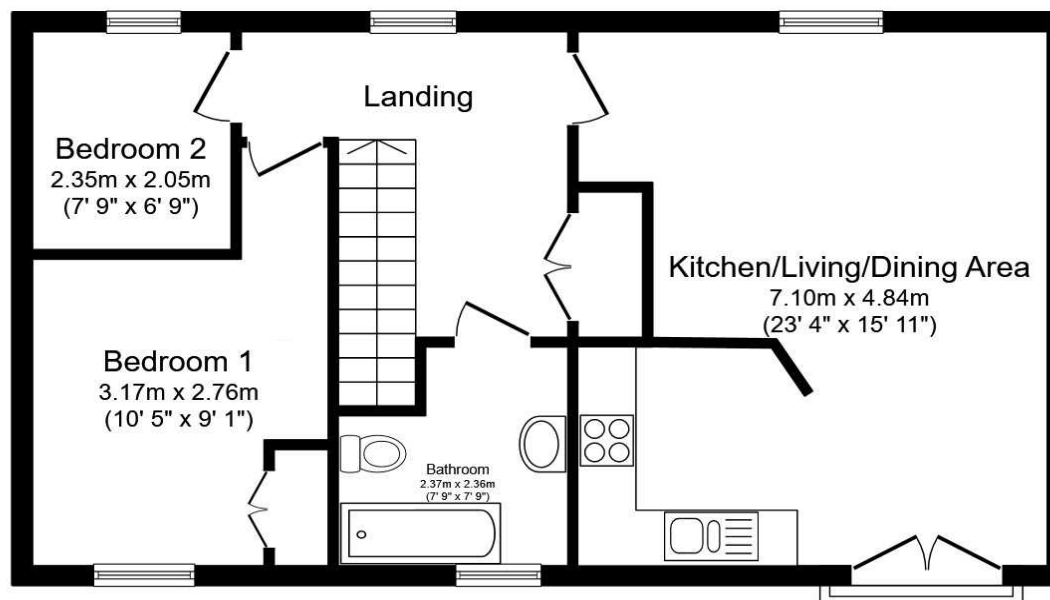
Offering an appealing combination of low-maintenance living and flexible accommodation, this attractive coach house would make an excellent first-time purchase, investment opportunity or home for professionals seeking a convenient position within Portishead.

Eastcliff enjoys a particularly convenient position close to Portishead Marina and its waterfront, where there is a wide selection of cafés, restaurants and everyday amenities. Portishead's High Street, supermarkets and wider range of shops and services are also within easy reach, while the surrounding area offers attractive coastal and waterside walks. The location is well placed for access to Bristol and the wider motorway network, making it an excellent choice for both commuting and enjoying everything the area has to offer.





Ground Floor



First Floor

Total floor area: 82.9 sq.m. (892 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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