

South Road, Portishead, Bristol, Somerset. BS20 7DX

£285,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well appointed ground floor flat has stunning views across Portishead and offers two bedrooms, a large kitchen, 2 allocated parking spaces (in tandem), gas central heating and double glazing.

The property is approached via a shared entrance hall to the property front door and the inner hall has doors to all rooms. In its current configuration the bay-windowed bedroom has a feature fire place and is an extremely generous size and sits to the front of the property with the bathroom next to it having a WC and wash basin both in built-in units, and a corner shower cubicle.

The living room is to the rear and also the kitchen which is another great sized space and has stunning views from its rear bay window across Portishead. The kitchen offers a range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, space for fridge freezer and washing machine, inset composite sink, integral dishwasher and a feature fire place. To the centre of the room is the great addition of a large island with breakfast bar seating.

Future buyers could make the kitchen into part living room area which frees up the current lounge then making the property a 2 bed.

Outside to the rear below the property there are steps down to the parking area which has 2 parking spaces set in tandem. This property also owns one side of the sloping grass area to the front which it is responsible for, all other areas being cared for by the management company with a fee of £125 pcm.

## FEATURES

- Ground Floor Flat
- Two Bedrooms
- Well appointed and great sized kitchen
- Amazing views to rear across Portishead and beyond
- Allocated Parking for 2 to rear (steps up to flat)
- Council Tax - Band A
- 360 VIDEO TOUR AVAILABLE
- EPC - D



## ROOM DESCRIPTIONS

### Entrance Hall

Doors to all rooms.  
Large store cupboard

### Living Room/Bedroom

2.65m x 4.39m (8' 8" x 14' 5")  
Radiator; Upvc double glazed sash window to rear with views

### Kitchen/Living Room

5.64m x 4.6m (18' 6" x 15' 1")  
Radiator; Upvc double glazed sash bay window to rear with views; range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, space for fridge freezer and washing machine, inset composite sink, integral dishwasher and a feature fire place. To the centre of the room is the great addition of a large island with breakfast bar seating.

### Bedroom

5.57m x 4.51m (18' 3" x 14' 10")

Radiator; Upvc double glazed sash bay window to front; feature fire place

### Outside

Outside to the rear below the property there are steps down to the parking area which has 2 parking spaces set in tandem.

To the front this property also owns one side of the sloping grass area which it is responsible for, all other areas being cared for by the management company with a fee of £125 pcm.

Lease has c.950 years remaining







## FLOORPLAN & EPC

