

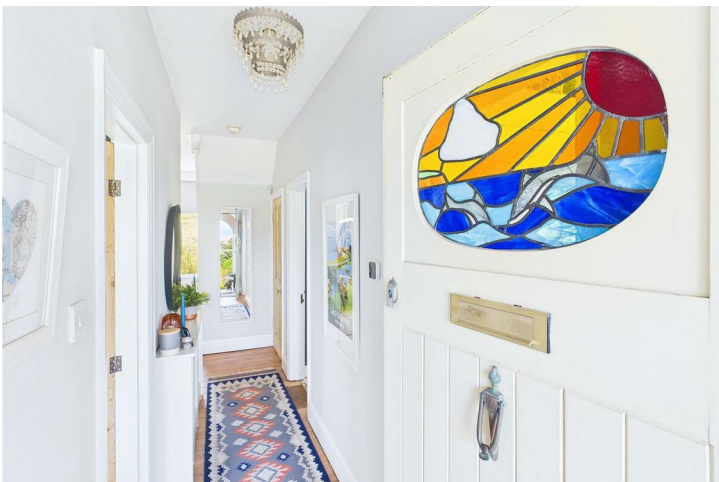
Beach Road West Portishead BS20 7HR

£849,950

marktempler

RESIDENTIAL SALES





Property Type
Bungalow - Detached



How Big
1471.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front, Rear and Side



EPC Rating
E



Council Tax Band
E



Construction
Standard



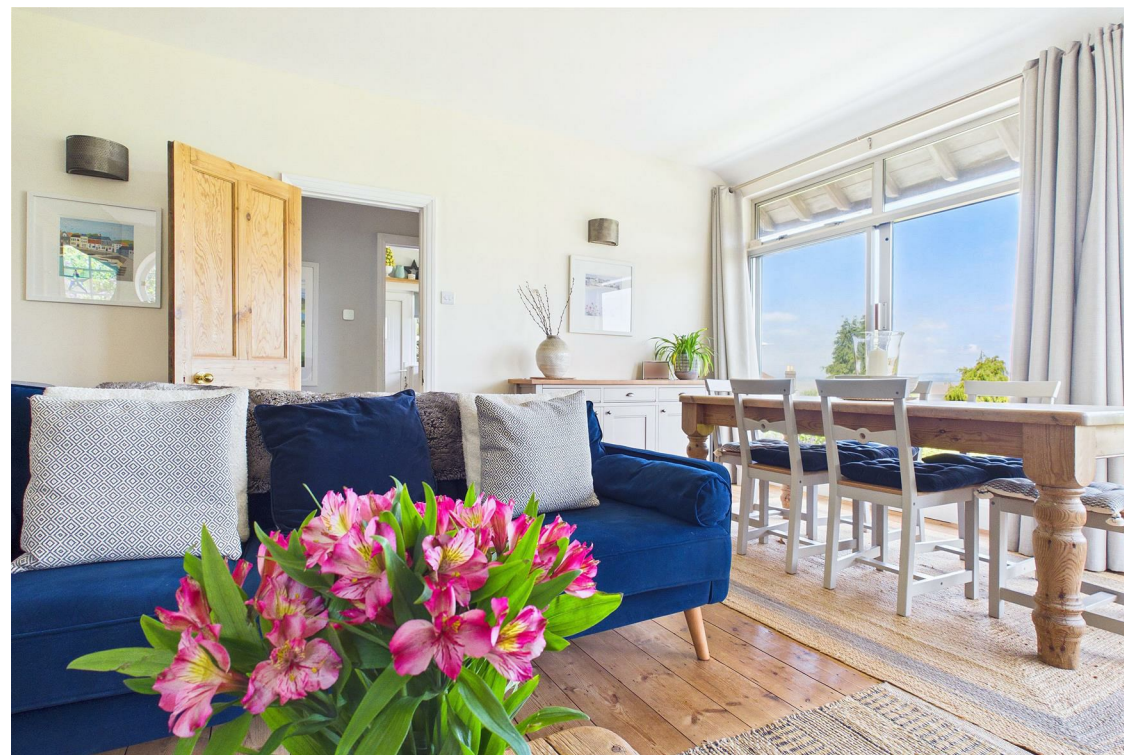
Tenure
Freehold

Standing in a prominent and elevated position on the ever-popular Beach Road West, this charming three-bedroom dormer bungalow enjoys spectacular views across Portishead's Victorian Lake Grounds towards the Bristol Channel. Offering comfortable accommodation with exciting scope to enhance, it is equally suited to those looking to downsize or buyers seeking the opportunity to create their dream coastal home.

Accessed via a gated pedestrian entrance, the property is welcomed by beautifully landscaped front gardens designed to make the most of the stunning outlook, with terraced seating areas ideal for entertaining or al fresco dining. A central hallway leads to a spacious living room where a large picture window and sliding patio doors perfectly frame the panoramic views, while a wood-burning stove creates a cosy focal point. The modern shaker-style kitchen enjoys the same impressive aspect and has been thoughtfully designed to maximise both storage and workspace. The ground floor also offers two well-proportioned bedrooms and a contemporary shower room, while the first floor provides a further double bedroom and family bathroom. Subject to the necessary planning permissions, there is excellent potential to extend to the side or upwards.

The gardens wrap around the front, side and rear of the property, offering a variety of seating areas, mature planting and an upper lawn, all enjoying a wonderful sense of privacy and many taking full advantage of the exceptional views. At road level, a single garage and driveway provide ample off-road parking.

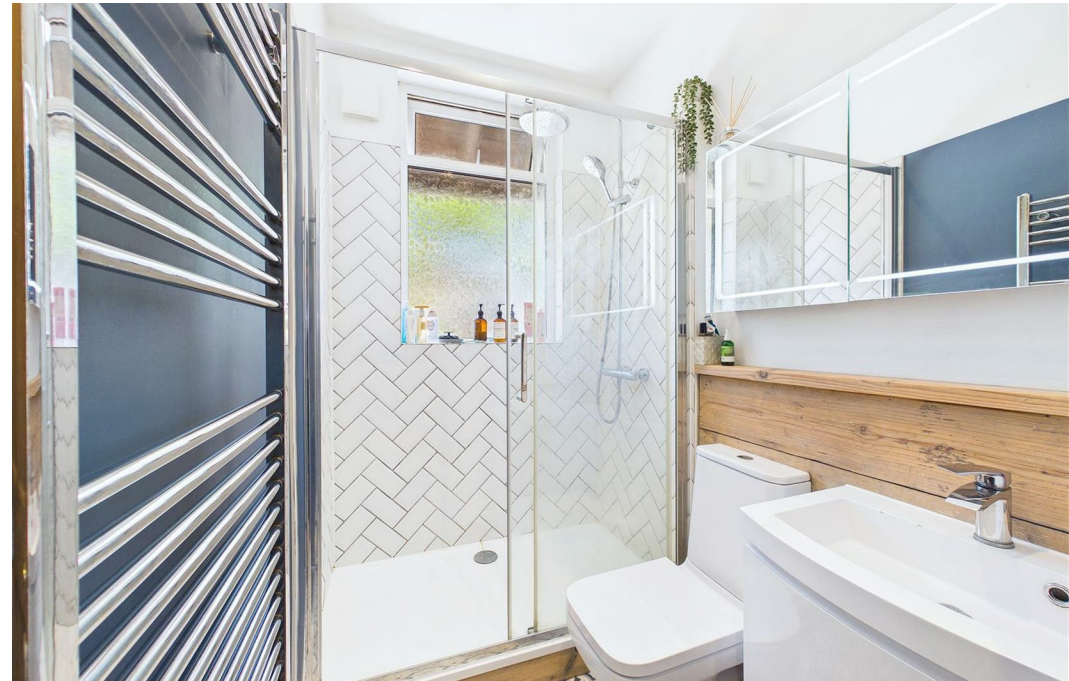
Beach Road West is one of Portishead's most desirable addresses, ideally positioned within easy reach of the Marina, High Street, cafés, restaurants and coastal walks. Combining an enviable setting, breathtaking views and outstanding potential, this is a rare opportunity to secure a home in one of the town's finest locations.







"A rare opportunity to enjoy breathtaking views and exceptional potential in one of Portishead's most sought-after coastal locations."



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains gas, electric, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and limited indoor coverage. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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