



39 SALLY HILL,
PORTISHEAD, BS20 7BH

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 7BH

GUIDE PRICE

£439,950

A rare opportunity to acquire the much coveted Crest Nicholson designed townhouse situated on one of Port Marines most desirable addresses Sally Hill.

Situated on the upper side of the very popular Port Marine development this deceptive and well presented townhouse offers flexible living accommodation. With central park, Portishead Primary, the Lake Grounds and the Marina Quayside only a short distance away, modern living does not get more convenient than this.

The flexible living space is arranged over three floors, with cloakroom, utility/garage and second bedroom. The first floor offers a spacious living room with double doors into the conservatory onto the beautiful landscaped gardens a great space to entertain family and friends, open plan kitchen/diner leads out to a balcony with study completing the first floor accommodation. Three remaining bedrooms, master bedroom with en-suite shower room and a family bathroom occupy the top floor.

With properties in Sally Hill always selling fast, we anticipate a good degree of interest due to its location and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected (but should be checked with your legal representatives)

All viewings strictly by appointment with the agent Goodman & Lilley 01275 430440

Accommodation Comprising:

Entrance Hall

Secure front door opening to the entrance hall, stairs rising to first floor, two radiators, doors to garage/utility, cloakroom w.c and bedroom five, telephone point, coving to ceiling.

Utility/Garage

9'7 x 10'9
Secure up and over door to garage space, fitted with a range of modern white high gloss fronted effect base and eye line units with granite effect roll top work surface over, inset stainless steel sink unit, space and plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer.

Bedroom Two

16'11 x 10'9
uPVC double glazed window to side, recessed ceiling spotlights, modern gel filled radiator

Cloakroom

Double glazed obscured window to side aspect, low level wc, wash hand basin, tiled splashbacks, laminated flooring, panel radiator.

First Floor Landing

Double glazed obscured window to side aspect, doors opening to kitchen/diner, living room, bedroom five/office, stairs leading upto second floor landing.

Kitchen

15'7 x 10
Fitted with a range of modern wood effect base and eye line units, inset composite one and a half bowl sink unit and drainer with mixer tap over, with space for washing machine and dishwasher, electric oven with electric hob, coving to ceiling, panel radiator, uPVC double glazed double doors onto the balcony with uPVC double glazed windows to either side, uPVC double glazed double doors onto the balcony with uPVC double glazed windows to either side,

Living Room

16'100 x 13'5
uPVC double glazed obscure windows to the rear and side aspects, TV point, two panel radiators, coving to ceiling, secure uPVC double glazed french doors to:

Conservatory

14'3 x 8'9
Full height uPVC double glazed floor to ceiling windows to all sides, secure uPVC double glazed french doors to rear garden, wood effect laminate floor coverings.

Office/Bedroom 5

9'3 x 6'9
uPVC double glazed window to the front aspect, panel radiator, telephone point.

Second Floor Landing

uPVC double glazed obscure glass window to the side aspect, doors opening to three bedrooms, family bathroom and airing cupboard, access to roof space via loft hatch, coving to ceiling.

Master Bedroom

13'4 x 10'
uPVC double glazed window to the front aspect with pleasant views towards to the Gordano Hillside distance, two double fitted wardrobes with additional hanging rail, panel radiator, TV point, door to:

En-suite Shower Room

Re-fitted with a modern three piece suite comprising; recessed double shower enclosure, low level WC and hand wash basin with cupboard under, extractor fan, panel radiator, tiling to splash prone areas and floor, chrome heated towel rail.

Bedroom Three

11'6 x 9'6
uPVC double double glazed window to the rear aspect, panel radiator.

Bedroom Four

8'4 x 7'1
uPVC double glazed window to the rear aspect, panel radiator.

Family Bathroom

A stunning contemporary three piece suite comprising; deep paneled jacuzzi bath with independent shower over, low level

WC with concealed cistern, wall mounted wash hand basin with storage under, full height tiling to all walls and floor, chrome heated towel rail, extractor fan, walled mounted mirrored cabinet with infra red motion sensor.

Outside

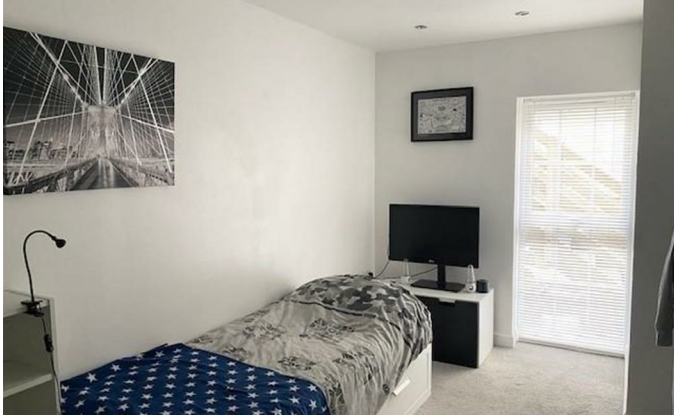
Front Garden:
Driveway providing off street parking for a couple of vehicles leading to the front of the property and garage, access to the side of the property with stairs rising to the rear garden, small grassed area with mature bushes and shrubs and a tree.

Rear Garden:
A landscaped, terraced rear garden with large railway sleeper steps leading to the rear, decked seating area, raised beds and borders with mature bushes and shrubs, access down the side to the front of the property, secure gates open to the top tier of the garden, which is laid to artificial lawn and offers the ideal space for children to play safely, fully enclosed with wooden panelled fencing.



- Town House
- Five Bedrooms
- Versatile Accommodation
- Conservatory
- Landscaped Gardens
- Beautifully Presented
- Prime Port Marine Location
- Master En-suite
- Viewing Highly Advised



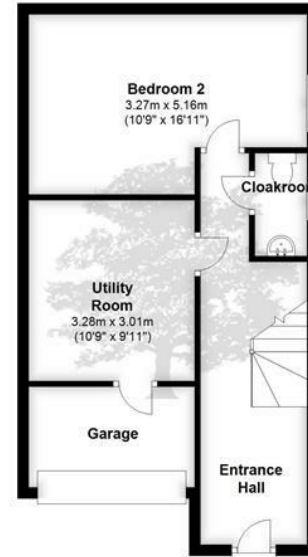


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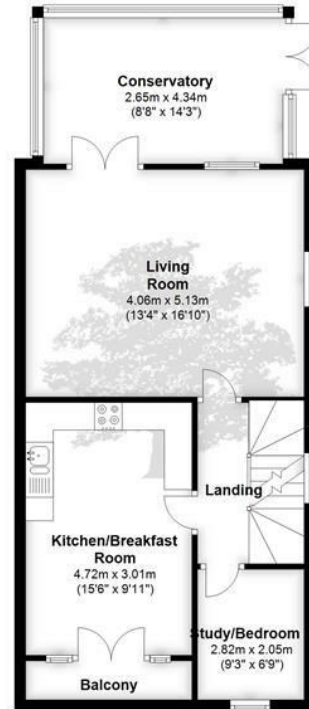
Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



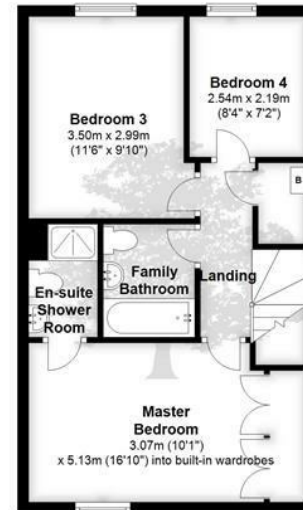
First Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



Second Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 147.5 sq. metres (1587.6 sq. feet)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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