



46 HILLCREST ROAD,
PORTISHEAD, BS20 8HP

GOODMAN
& LILLEY







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GUIDE PRICE

£535,000

An opportunity to acquire a detached family home situated on a generous elevated plot with panoramic views of the estuary and the Welsh coastline in the distance. Built and designed by the current owner in 1982 this family home's current footprint offers in excess of 1500 Sq. Ft of living accommodation arranged over two floors offering potential to increase the footprint dramatically (subject to the necessary planning permissions).

The property, in brief comprises; entrance hall, bedroom three, shower room with access to the integral double garage which could be incorporated to extra living accommodation. The first floor features a generous living room with spectacular estuary and Welsh hill views. The dining room is open-plan to the living room with the kitchen residing to the rear elevation. Both the kitchen and the dining room have direct access to the rear garden. The master bedroom is of a generous proportion, light-filled with estuary and Welsh hill views almost panoramically which is a sight to behold. The family bathroom and second bedroom completes the internal accommodation on this level. From the first floor landing the home has access to the roof space which also provides scope to develop into.

The rear garden enjoys a southerly orientation and uniquely has private access from Kings Road offering potential for a double garage/annexe to be built (subject to the necessary planning permissions). The garden is of a good sized, laid to lawn and fully enclosed offering a degree of privacy. The frontage of the property is worthy of a mention due to the overall size offering potential to build a garage and perhaps to extend to the front of the property.

Goodman & Lilley anticipate a good degree of interest due to the huge potential this coastal home offers - 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: F

Services: All mains services connected.

Location

The property is located within a only ten minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the Sailing Club and Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

Accommodation Comprising:

Entrance Hall

Secure aluminium front door and an obscure double glazed window opening to the entrance hall, under-stairs half height storage cupboard, door opening to the double garage, doors opening to:

Bedroom Three

Aluminium double glazed window to front aspect, radiator, telephone point.

Shower Room

Fitted with three piece suite comprising; low-level WC, tiled shower enclosure with fitted shower, wash hand basin in vanity unit with cupboards under, tiled splashbacks, aluminium obscure double glazed window to side, storage cupboard, double panel radiator, plumbing for washing machine.

First Floor Landing

Aluminium double glazed window to front aspect, radiator, access to loft hatch, doors opening to:

Master Bedroom

Aluminium window to front aspect with panoramic views of the estuary and the Welsh hills, radiator.

Bedroom Two

Aluminium double glazed window to rear, radiator.

Family Bathroom

Fitted with four piece suite comprising; low-level WC, deep panelled corner bath, wash hand basin in vanity unit with cupboards beneath, tiled splashbacks, bidet, aluminium obscure double glazed window to side aspect, radiator.

Kitchen

Fitted with a matching range of base and eye level units with drawers and worktop space over, 2+1/2

bowl stainless steel sink unit with tiled splashbacks, space for fridge/freezer and cooker, two aluminium double glazed windows to rear, door opening to the rear garden.

Living Room

Aluminium double glazed window to front aspect with stunning elevated views of the estuary and Welsh hills, aluminium opaque double glazed window to side, aluminium obscure double glazed window to side, gas fireplace with gas boiler back boiler serving heating system and domestic hot water, radiator, TV & telephone point.

Dining Room

With ample space to position and dining room table and chairs, double panel radiator, secure metal double glazed patio doors to garden, open-plan to:

Outside

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Double Garage & Driveway

The double garage is approached over a good-sized driveway that leads up to the Integral double garage.

The double garage is accessed via an up and over door, power and light connected, internal door to hallway.



- Detached Coastal Family Home
- In Need of Modernisation
- Substantial Plot (Front & Rear)

- Three Bedrooms
- Further Development Potential
- Unique Rear Vehicular Access

- In Excess Of 1500 Sq. ft
- Estuary & Welsh Hill Views



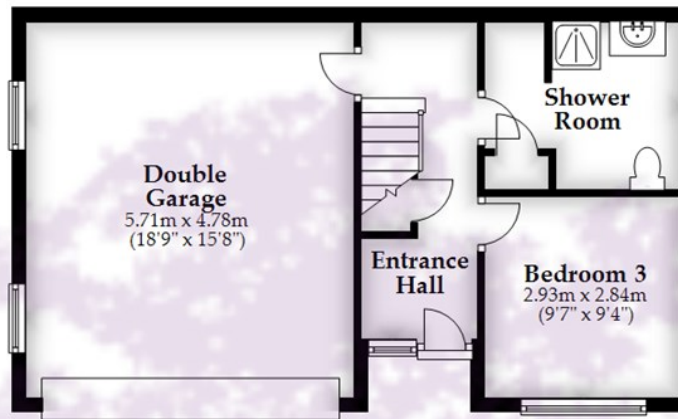


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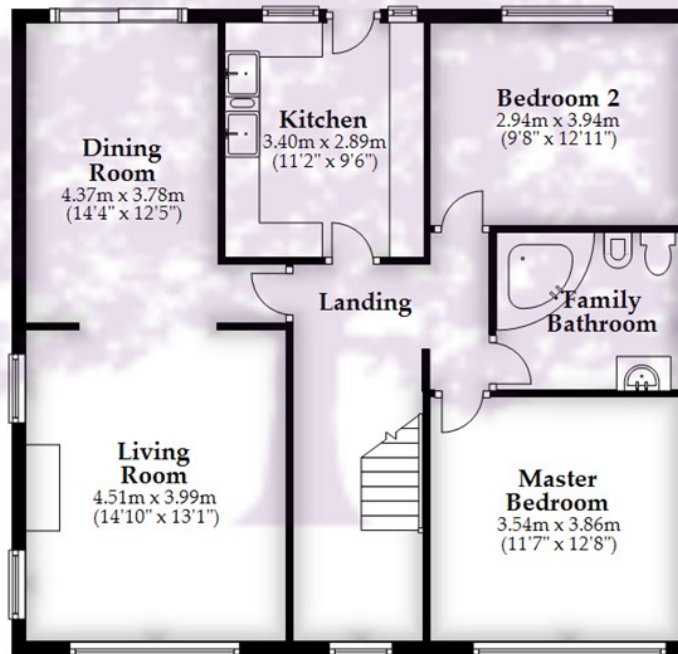
Ground Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



First Floor

Approx. 88.2 sq. metres (949.1 sq. feet)



Total area: approx. 139.5 sq. metres (1501.1 sq. feet)

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