56 THE DOWNS, PORTISHEAD BS20 6DT

A well-proportioned three-bedroom split-level home offering approximately 888 sq. ft (82.51 sq. m) of versatile accommodation. Arranged over two levels, the property features a distinctive layout, with the entrance and bedroom accommodation positioned on the first floor and stairs leading down to the principal living areas at garden level.

Upon entering the property, a spacious central landing provides access to each of the first-floor rooms. This generous circulation space creates an open and welcoming arrival while clearly separating the sleeping accommodation from the main living areas below.

The principal bedroom is a comfortable double room, accompanied by two further bedrooms. These additional rooms offer excellent flexibility and could be arranged as children's bedrooms, guest accommodation, a nursery, dressing room or dedicated home office, depending on the needs of the next owner.

A well-sized shower room also occupies the first floor and is conveniently positioned to serve all three bedrooms. The separation of the bedroom and living areas gives the home a practical sense of privacy, making the layout particularly suitable for family life and home working.

On the ground floor, the generous living and dining room forms the heart of the property. Its proportions allow for clearly defined seating and dining areas, providing a versatile setting for everyday relaxation, family meals and entertaining. Double doors open directly onto the garden, filling the room with natural light and creating an appealing connection between the interior and outside space.

The separate kitchen/breakfast room provides dedicated space for cooking, storage and informal dining. Its position alongside the main reception room creates a practical arrangement for day-to-day living, while a conveniently located ground-floor WC adds further functionality.

The direct access from the living and dining room makes the garden feel like a natural extension of the home during the warmer months. It offers valuable outdoor space for relaxing, entertaining or family use, while the mature boundaries provide an established backdrop.

OUTSIDE

Outside, the rear garden is predominantly laid to lawn and includes a patio extending across the back of the house, providing an ideal setting for outdoor dining and entertaining. A separate decked seating area has been positioned to make the most of the evening sun, creating an inviting spot in which to relax at the end of the day.

GARAGE & DRIVEWAY

To the front, a block-paved driveway provides off-road parking and access to the integral garage, which is fitted with a secure electric roller door. A pathway leads up to the newly installed front door, creating a smart and welcoming approach to the property.

LOCATION

The Downs occupies an established residential position in the popular coastal town of Portishead. The property is conveniently placed for local amenities, with everyday shopping available nearby and a wider selection of independent shops, cafés, restaurants and services found along Portishead High Street. Families are well served by nearby educational facilities, including High Down Infant and Junior Schools, while Gordano School provides secondary and sixth-form education within the town. Prospective purchasers should make their own enquiries regarding admissions, catchment areas and current availability. Portishead offers an excellent range of recreational facilities and attractive outdoor spaces. The town's marina is surrounded by places to eat and drink, while the Lake Grounds, open-air swimming pool, seafront and coastal paths provide plenty of opportunities for walking, exercise and leisure. A choice of parks, sports facilities and community amenities can also be found locally.

For commuters, the A369 provides access towards Bristol and Junction 19 of the M5, connecting with the wider motorway network. Regular X4 bus services operate between Portishead and Bristol, while the neighbouring towns of Clevedon and Nailsea, together with the city of Bristol, are readily accessible by road. Combining a well-connected setting with schools, local shopping, coastal scenery and a strong selection of leisure amenities, The Downs is ideally positioned for buyers wishing to enjoy the relaxed character of Portishead while retaining convenient access to Bristol and the wider North Somerset area.

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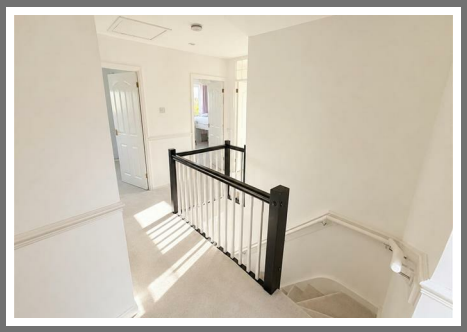

- Split-Level Detached Family Home
- Quiet Cul-De-Sac Location
- Views Towards The Gordano Valley
- Close To High Down Junior & Infant Schools
- Three Bedroom
- Garage & Driveway
- Viewing Highly Advised
- Private Rear Garden

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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