

**STUART
OLIVER**
RESIDENTIAL



93 Kittiwake Drive, Portishead, BS20 7PN
£339,950 Leasehold



- Duplex apartment
- Views over the Bristol Channel
- Four bedrooms
- Spacious entrance hall
- Open plan reception/diner
- Modern kitchen
- Balcony to enjoy the sunsets
- Bathroom and separate shower room
- Plenty of storage
- Allocated parking

A Fabulous four bedroom duplex apartment with stunning views across the Bristol Channel towards Wales and the two Severn crossings. The spacious accommodation is spread over two floors and has a light and airy feel throughout.

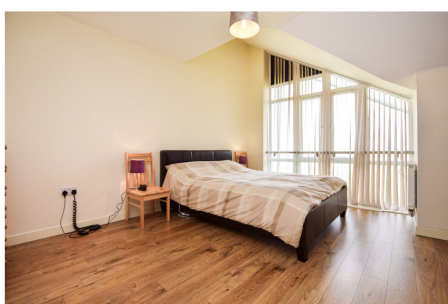
The location of this home is wonderful for the coastal walks, bustling marina with its bars and restaurants, the parks, schools, leisure centre and the open-air swimming pool are all nearby.



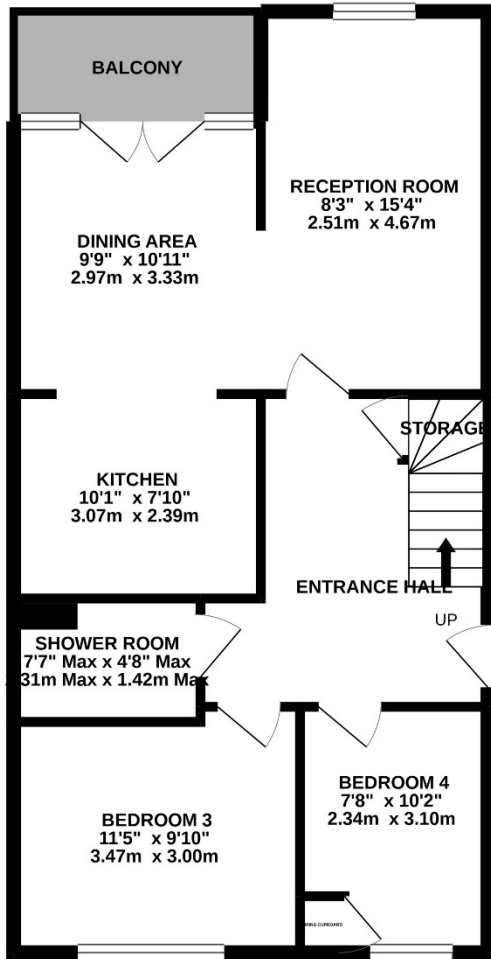


Upon entering the main building you are greeted by a spacious communal entrance hall and stairs rise to the top floor. When you enter this apartment you are immediately aware of the spacious feel. The entrance hall is a great size with doors to two bedrooms, under stairs storage and the reception areas. Stairs rise to the upper floor from the hallway. The reception areas are located to the rear enjoying fabulous far reaching views across the Bristol Channel towards Wales and stunning sunsets! The main reception area is semi open plan to the dining area which has double French doors to the balcony. The dining area then leads into the modern kitchen with plenty of eye and base level storage cupboards and ample work surface. There is a four ring gas hob with an extractor hood over and built in electric oven. The kitchen has space for an upright fridge/freezer and space and plumbing for a washing machine. From the entrance hall there are doors to two bedrooms both facing the front with views over Portishead and beyond. There is also a modern shower room on this level.

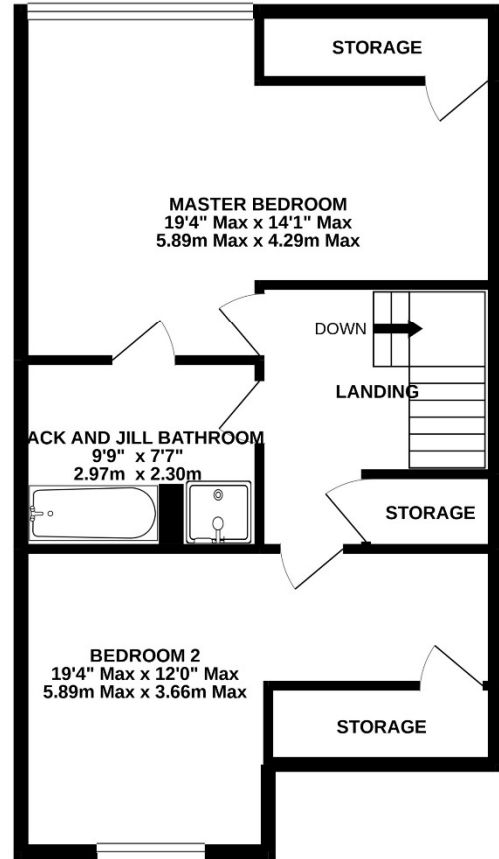
From the entrance hall stairs rise to the first floor where there is a spacious landing with a large storage cupboard and doors to all rooms. The master bedroom is fantastic with floor to ceiling picture window allowing stunning views to wake up to. The master bedroom has a large eves storage cupboard and a door to the modern 'Jack and Jill' bathroom which has a bath, separate shower cubicle, w/c and a wash hand basin. The second door in the bathroom takes you back out onto the landing. The second bedroom is to the front enjoying Portishead views and also has a large eves storage cupboard. Outside there is an allocated parking space for the apartment and communal visitor parking on a first come first serve basis.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		