



Flat 4, The Grange 182 High Street, Portishead, BS20 6QL

**GUIDE PRICE £365,000**

**GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

Nestled in the heart of Portishead, this charming two-bedroom Grade II listed flat seamlessly blends modern living with historical character. Located within The Grange, a distinguished period property converted into four unique residences in the 1980s, this home retains its original charm while offering contemporary comforts.

The property is accessed via its own private front door, leading into a spacious entrance hall that immediately sets a warm and inviting tone. The ground floor features a beautifully presented modern kitchen that flows effortlessly into a dining area and open-plan living space. This thoughtful layout enhances the sense of space, while the high ceilings throughout add a touch of elegance and grandeur.

The bright and airy living area is flooded with natural light from Velux windows, creating a welcoming and relaxing environment. Bi-fold doors open directly onto a low-maintenance rear garden—an ideal setting for outdoor dining, entertaining, or simply unwinding.

Upstairs, the property offers two generously sized bedrooms. The primary bedroom provides ample space for freestanding furniture and serves as a peaceful retreat. The stylish bathroom features sleek white tiling around the bath, offering a clean and contemporary finish.

Additional features include a spacious loft area, providing excellent storage options, and an allocated parking space for added convenience. With its Grade II listed status, this property offers a rare opportunity to own a piece of Portishead's rich history while enjoying the benefits of modern living.

This home's blend of character and modern comfort is sure to attract significant interest—don't miss the opportunity to make this beautiful property your own.

### Material Information:

This property is leasehold and subject to management and ground rent charges—please contact the agent for further details.

Council Tax Band: B (£1,084.21 for the year 2024/2025).

Contact us today to arrange a viewing.

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## KEY DETAILS

- A Charming Grade II Listed Flat In The Heart Of Portishead
- 2 Bedrooms
- Open Plan Living Space
- Retains Original Features With Contemporary Comforts
- Private Rear Garden & Communal Gardens
- Allocated Parking Space

Guide Price: £365,000

Tenure: Leasehold

Council Tax Band: B

Local Authority: North Somerset

Vendors Onward Position:

Onward Purchase

EPC: F

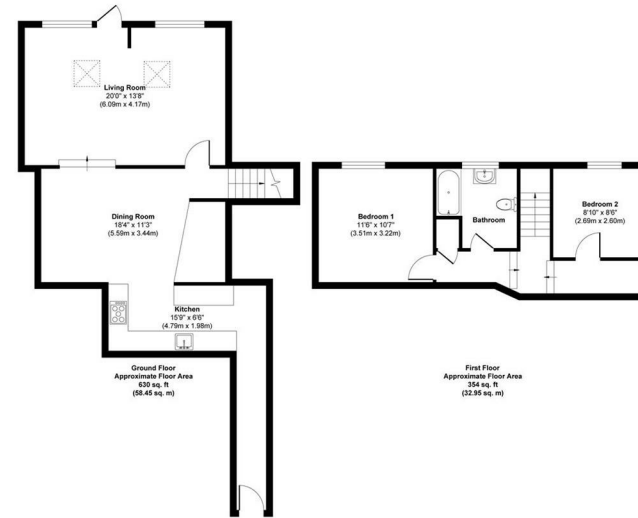
Viewing: By appointment only



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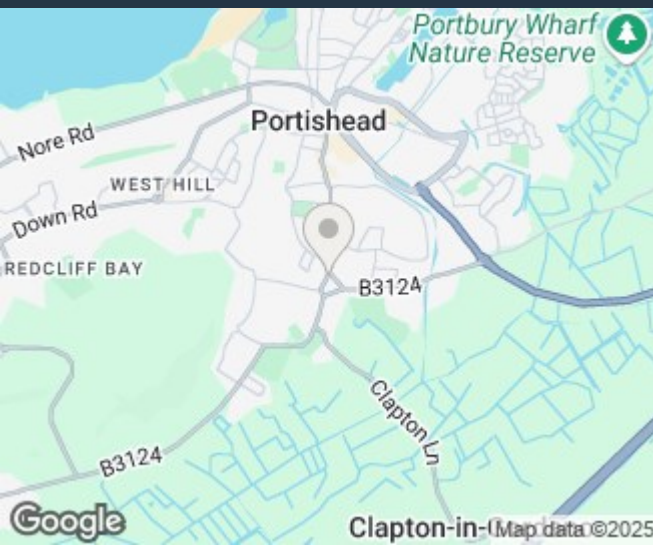
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Approx. Gross Internal Floor Area 984 sq. ft / 91.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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