

property details **approval form**

54 Charlcombe Rise, Portishead, Bristol, Avon, England, BS20 8ND

Date: 07 August 2026

Property Ref and Version: CLI109915 - 0005



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 23 Regent Street, Clifton, BRISTOL, BS8 4HW

T 0117 973 1295 **E** Clifton@allenandharris.co.uk

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>> **price**

£750,000

Tenure: Freehold

>> **key features**

- > No Chain
- > Coastal Views
- > Composite Balcony with Glass Balustrade
- > Double garage / half converted to home Gymnasium Space
- > Almost 30ft Kitchen/Diner
- > Separate Utility Room
- > Exclusive Development
- > Detached Home
- > EPC Rating: C

>> **short description**

Perched in one of Portishead's most coveted elevated spots, this exceptional four-bedroom coastal home commands sweeping, uninterrupted views across the Bristol Channel to the Welsh coastline. Its striking outlook, refined interiors and rare sense of privacy.

>> **long description**

Perched in one of Portishead's most coveted elevated spots, this exceptional four-bedroom coastal home commands sweeping, uninterrupted views across the Bristol Channel to the Welsh coastline. Its striking outlook, refined interiors and rare sense of privacy make it a standout opportunity.

Beautifully arranged over three floors, the house is filled with light and designed to frame the ever-changing seascape. The ground floor offers a welcoming hall, a generous living room opening onto a balcony, a dedicated study, cloakroom and internal access to the double garage—part-converted into a home gym.

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Upstairs, four well-presented bedrooms include a superb principal suite with a dramatic picture window capturing the Channel in all its glory. A second spacious bedroom with vaulted ceiling adds further appeal, while a stylish family bathroom serves the remaining rooms.

The lower ground floor is the showstopper: a stunning open-plan kitchen, dining and family space with quartz worktops, central island, integrated appliances and a separate utility. Two sets of double doors lead out to an expansive sun terrace—perfect for al fresco dining, entertaining or simply soaking in the panoramic views. A remote-controlled awning and heater ensure year-round enjoyment, with a low-maintenance garden cascading below.

Parking is provided via a driveway and garage, with potential to create additional space if desired.

>> **directions**

>> **Agent Note**

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>> room description

Lower Ground Floor

Hallway

Cloakroom

Kitchen/Living/Family

Utility

Ground Floor

Hallway

Sitting Room

Study

First Floor

4 Bedrooms

En-Suite

Bathroom

Terrace

Double Garage

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>> **room description**

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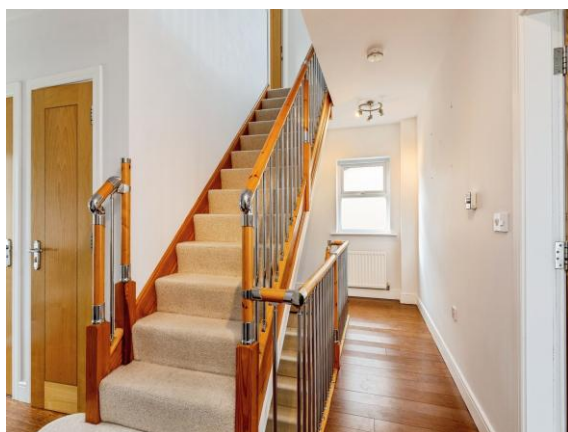
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>> **property images**



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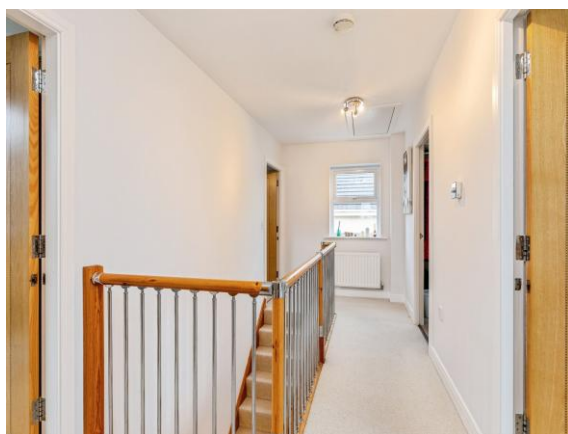
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>> floor plan



Total floor area 205.7 m² (2,214 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Kate Moss		
Charlize Maidwell		
The Property Ladder Group		