



Cadgwith Place
Portsmouth PO6 4TD

L | **LEADERS**
Connecting people with property

- THREE BEDROOM TOWNHOUSE
- 11 METRE MOORING
- MARINA VIEWS
- MODERN FITTED KITCHEN
- CARPORT
- DOWNSTAIRS W/C
- BALCONY
- WITHIN CLOSE PROXIMITY TO THE BOARDWALK
- NO FORWARD CHAIN!
- A MUST VIEW PROPERTY!

THREE BEDROOM TOWNHOUSE FOR SALE IN POPULAR WATERSIDE LOCATION!

Beautifully presented three bedroom marina house situated in the quiet and ever popular cul de sac location of Cadgwith Place.

The flexible and modern living accommodation offers a large lounge with access onto the more than adequate balcony that has views of the marina, two double bedrooms, a good size single bedroom, family bathroom as well as an additional cloakroom/shower room and ensuite to the master bedroom.

Boasting stunning views of Port Solent Marina, spacious Balcony with sunny aspect and also comes with its own 11 metre mooring which is attached to the back of the property. The property will also be sold with NO FORWARD CHAIN! This is must view property, CALL NOW to avoid disappointment!

Hallway

Living Room

18'4 x 11'10

Kitchen Diner

14'9 x 11'10

Master Bedroom

59'0" x 13'1" x 36'1" x 32'9"

Ensuite

Bedroom Two

11'10 11'10



Bedroom Three

11'10 x 6'7

Main Bathroom

Carport

Council Tax Band

Tax Band G (2,514.00)

Port Solent

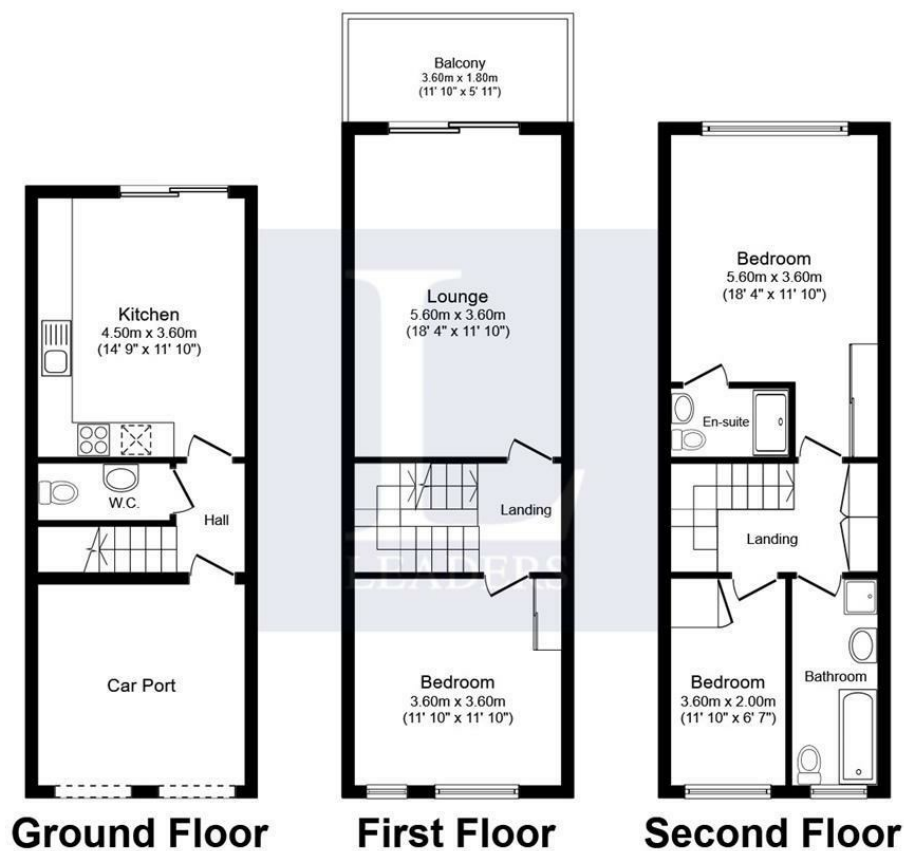
Welcome to Port Solent, one of the South coasts top marina villages. situated off junction 12 of the M27, and close to the famous maritime City of Portsmouth. Lock gates ensure a secure boating environment as well as 24/7 access to Portsmouth harbour, the Solent and beyond

Port Solent has so much to offer to a wide-ranging demographic and is what we refer to as a real lifestyle marina. It is one of the south coast's premier marina villages and close to both Portsmouth and the motorway network. With a collection of bars, shops and restaurants alongside more than 800 waterfront houses and luxury apartments, many of which boast their own moorings, it is no surprise it is an incredibly popular place to live and invest.

Disclaimer (GOS)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.





Total floor area 105.0 sq. m. (1,130 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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