



40 Newlyn Way, Port Solent

Portsmouth, Hampshire, PO6 4TL

**5 Bedroom Marina Townhouse with 11m Mooring**

Asking Price Of

**£585,000**

# Property Features

- Newly Converted 5 Bedroom Townhouse
- Excellent Modern Decorative Order Throughout
- Sunny West Facing Marina Garden
- Modern Extended Kitchen/Dining Area
- Loft Conversion with Marina side view
- Private Driveway for 2 Cars & Carport
- 11 Metre Mooring at the foot of the Gard
- Quiet Location
- Must be seen to appreciate this property

## Full Description

### OUTSIDE

Located in the heart of Port Solent, this property's garden faces west, and therefore has the benefit of sunshine throughout the afternoon and evening.

The garden has recently undergone a complete refurbishment with a raised paved patio with inset up lighting, water and power.

Access from the private garden to the private mooring.

For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a marina environment.

Port Solent is only a 30 minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep.

### DRIVEWAY & CARPORT

At the front of the property is a private driveway laid to feature brick, with car parking which leads to the secure gated carport. There are mature borders to the front (managed by the estate management) an outside light, doorbell and letter box.

Newlyn way is in the heart of Port Solent and is therefore quiet to passing traffic. There is also the added benefit of visitor parking close by.

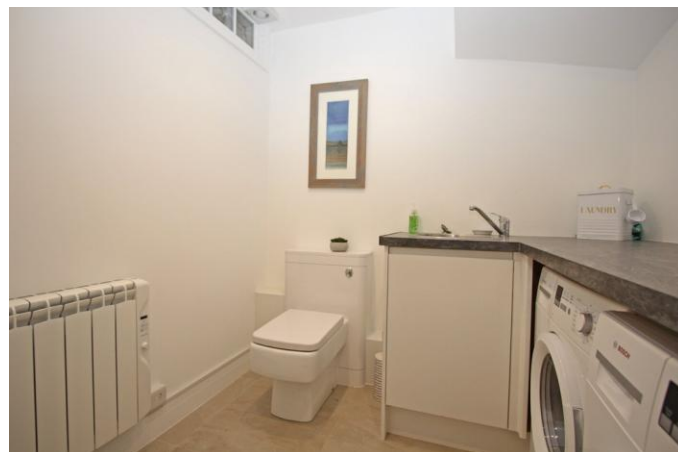
This Marina townhouse benefits from a carport with tiled flooring, outside lights, a storage cupboard, water, power, and door bell.

### HALLWAY

Large format Sandstone floor tiling throughout, light decor, telephone point, smoke detector, led ceiling down lighters, and under floor heating.

### UTILITY/CLOAKROOM

6' 1" x 7' 0" (1.86m x 2.14m) This property benefits from a contemporary Utility/Cloakroom with large format sandstone tiled



flooring. There are contemporary high gloss white units to floor and wall with contrasting work top, circular stainless steel sink, with mixer tap.

There is also a built in, low level WC with soft close lid and seat.

The utilities are covered by a Bosch washing machine and separate tumble dryer.

There is a wall mounted electric radiator, ceiling led downlighters, extractor fan and high level glass block walling for added natural light.

### **KITCHEN/DINING ROOM**

25' 1" x 11' 9" (7.65m x 3.60m) The extended modern kitchen/dining area is laid to large format Sandstone tiles, with underfloor heating and bright clean white decor throughout, this room is a very social, and contemporary area.

This recently fitted Kitchen comprises of high gloss, white handleless units and benefits from a contrasting quartz granite worktop and breakfast bar.

The kitchen is of a contemporary design with sleek, clean lines. There is a smoky grey glass splash back and complementary under unit and inset led lighting throughout.

The appliances are from AEG and comprise of the following:

Combination Microwave

Oven and Grill

Full Height Built In Fridge and Freezer

Built in Dishwasher

Large format Induction Hob

There are many additional features of this kitchen with an under slung stainless steel double sink which has a water filter, in sink-erator and kooker tap. There is a double recycle bin storage unit and the all important Caple Wine Cooler.

From the kitchen you have the benefit of either the breakfast bar, space for a dining table and chairs and additional space for a sofa to relax in after a tough day at work.

The bi-fold patio doors lead to the marina side garden and have built in venetian blinds.

This is a spectacular kitchen/Dining Room that has no expense spared when being designed, built or fitted.

### **GARDEN & MOORING**

West facing fenced rear garden provides sunshine to this property throughout the afternoon and evening.

This garden brings the outside into the dining area and makes an





ideal location for alfresco dining on the matching sandstone tiled deck area that benefits from led up lighting with a fabulous view of the private mooring and marina fairway.

With the bi-fold doors open this garden really makes the most of that inside out feeling of space and luxury.

Benefits from power and water.

The water side garden leads to the private, easily accessible 11 metre mooring and dedicated power supply.

### **LIVING ROOM**

18' 7" x 12' 1" (5.68m x 3.69m) New light modern carpet underfoot and white decor throughout, along with double glazed patio doors to the balcony, make this a very bright and spacious room.

This room comes complete with blinds to the patio doors, ceiling heating and lighting, smoke detector, security phone and TV/ Telephone points. Double patio doors leading to the rubber decked balcony accommodating views over the West Marina side.

### **BALCONY**

11' 11" x 5' 4" (3.64m x 1.63m) From the living room you can walk out onto the balcony and enjoy the views over the main Marina fairway and lock. Big enough to accommodate a table and chairs, this is the ideal place to sit, relax and enjoy marina living. Constructed of brick sides, durable rubber tiled decking and smoked glass panels.

This balcony is one to enjoy at any stage of the day as it offers shelter, and outside lighting.

### **BEDROOM 2**

18' 4" x 12' 1" (5.60m x 3.69m) Bedroom 2 is a good sized room complete with new, neutral carpet underfoot, white decor to walls and ceiling, Large double glazed windows to the front aspect of the property complete with neutral blinds, smoke detector, TV and telephone point, ceiling heating and lighting. This room also benefits from a solid wood 2 door wardrobe.

### **2ND FLOOR LANDING**

Double door airing cupboard housing the pressured hot water tank.

### **BEDROOM 5**

12' 9" x 8' 4" (3.89m x 2.55m) Bedroom 5 is a good size single room with the added benefit of a wardrobe/storage cupboard built in. New neutral carpets, white décor and a window overlooking the front of the property this is a bright and airy room. TV and telephone points, neutral roller blind, ceiling light and a mains smoke detector.



### MASTER BEDROOM

19' 7" x 12' 0" (5.98m x 3.68m) A good sized room with the added benefit of stunning views from the window overlooking the Marina. New neutral carpets underfoot, white décor, large frameless mirror located above fitted a modern dressing table, and a double built in sliding wooden fronted fitted wardrobe, this is a generous sized and equipped bedroom.

There are TV and telephone points, ceiling heating and lighting, and a smoke detector.

### MASTER BEDROOM ENSUITE

6' 4" x 4' 1" (1.95m x 1.27m) Fully tiled walls with light tiled flooring. This en-suite has a double shower, sink with mixer tap and a low level WC, ceiling heating, lighting, Dimplex panel radiator and an extractor.

### FAMILY BATHROOM

11' 10" x 5' 0" (3.61m x 1.54m) Fully tiled walls with black tiled flooring, comprising of a modern contemporary suite including a bath, sink, shower enclosure and low level WC, with a window to the front aspect, ceiling heating and heated towel rail/ radiator. Complete with vanity unit, mirrored wall unit and ceiling downlighters.

### 3RD FLOOR LANDING

Glass, light wood and chrome stairs lead to the Dorma with opaque windows with two storage cupboards within the eaves.

### BEDROOM 3

12' 0" x 6' 10" (3.67m x 2.10m) Built as part of the loft conversion, Bedroom 3 offers a unique and modern room with 2 wooden framed Velux windows with built in blackout blinds.

New neutral carpets underfoot, and white modern decor make this room a pleasure to be in. Fully equipped with ceiling lighting, smoke detector, modern radiator and a useful storage cupboard within the eaves of the room and access to the loft area.

### BEDROOM 4

11' 8" x 8' 4" (3.56m x 2.56m) Bedroom 4 benefits from views over the marina. Velux window with blackout blind, new neutral carpet and white modern décor result in a spacious and airy atmosphere within this room.

This room has lighting and power and benefits from storage space within the eaves of the room, modern radiator and access to the loft area.



### SHARED EN-SUITE

7' 8" x 2' 11" (2.36m x 0.91m) Modern, bright and welcoming, three words to describe this shared en-suite. With light décor and tiled splash back.

Complete with a modern suite comprising of sink and low level WC along with a large fully tiled shower enclosure.

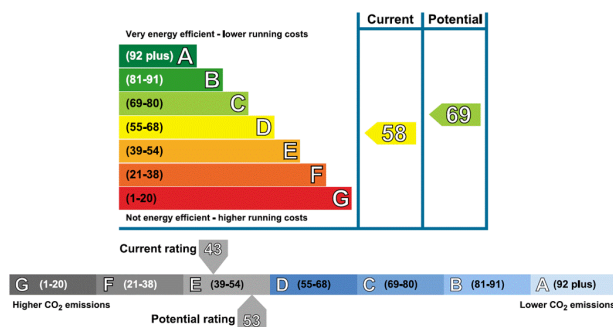
Complete with mirrored vanity cupboard, towel radiator/warmer, and ceiling lighting.

### COUNCIL TAX BANDING

Council Tax Band G

### PORT SOLENT

Port Solent provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments. The Boardwalk provides shopping, bars, restaurants, a multi-screen cinema with a David Lloyd gym and swimming pool, all onsite and within close proximity to Portsmouth City Centre, National Rail and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.



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