



21 Cadgwith Place

Port Solent, PO6 4TD

3 Bedroom, Town House & 11m Mooring

£495,000

Property Features

- 3 Bedroom Town House
- Close to Bars & Restaurants
- Wide 11 Metre Mooring
- Ensuite
- South West Facing garden
- Family Bathroom
- Two double Bedrooms
- Cloakroom
- Balcony
- Fantastic Plot

Full Description

OUTSIDE

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.

OUTSIDE

This fantastic marina home is located in Port Solent, the South Coast's Premier Marina complex, and is situated in Cadgwith Place, a quiet residential street, in the middle of the marina development. There is separate parking in Cadgwith Place for visitors, with car parking space for 2 cars on the property.

The Marina side garden has a sunny South West facing aspect with the mooring at the foot of the garden, providing affordable boat ownership.

Accessed via a 24/7 manned lock, the marina provides safety and security for both yachtsman and vessel.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the city.

GROUND FLOOR

Innovatively designed in the late 90's this home boasts a flexible combination of living space which can easily accommodate the needs of most people, the ground floor is heated by under floor heating, ensuring the contemporary lines of the property are not interrupted by radiators and comprises of the following:

DRIVEWAY

Brick Paved Drive with mature planted borders, and an outside light. (All external gardening and maintenance is carried out by contractors)



CARPORT (4.79m x 3.69m)

Covered entrance way leading to the front door. Tiled floor, light decor, door bell, lighting, storage cupboard and water.

ENTRANCE HALL

Through the front you are met with an entrance hall which is decorated throughout in light neutral decor with ceramic tiles underfoot. There are doors to the cloakroom and kitchen/diner as well as the stairs to the first floor.

CLOAKROOM (2.31m x 1.01m plus recess for washer/dryer)

Ceramic tiled flooring, light neutral decor to walls and a suite comprising of a low level WC, wall mounted sink with mixer tap, ceiling lighting.



KITCHEN/DINING ROOM (4.54m x 3.69m)

Through the door from the hall you will find the large, kitchen/dining room with patio doors leading to the enclosed garden.

The kitchen has been decorated in light decor with ceramic tiled flooring.

The kitchen has a comprehensive collection of light wood fitted floor and wall units with contrasting dark worktops.

Appliances:

Integrated Dishwasher

Oven and Hob

Integrated Fridge & Freezer

Sink with mixer tap

In addition the kitchen benefits from ceiling lighting, under floor heating and TV/telephone points.

Plenty of space for a dining table make this the perfect kitchen/diner.

Patio Doors to the Garden

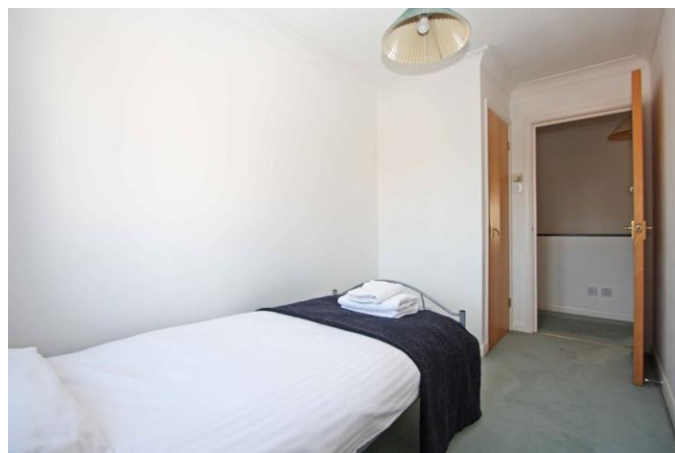


MARINA SIDE GARDEN (Garden

6.49m x 3.67m) With views across the marina this sunny South West facing Marina side garden has the benefit of decking adjacent to the patio doors stepping down to shingle, ideal for those BBQs in the summer evenings. Complete with water, Power and lighting.

MOORING (S52)

At the foot of the garden is the private mooring which is 11 metres in length and has easy access to the main marina fairway and the lock which is manned 24 hours a day. The mooring is wider than usual due to its corner position.



BEDROOM 2 (3.69m x 3.73m)

Bedroom two is a double room which overlooks the front of the property and has a bright and light feel, due to the clean neutral decor, light carpets and double window.

Sliding mirror door wardrobe is built in for all your storage needs.

Ceiling lighting and heating and White sockets and switches complete the room.

LIVING ROOM (5.68m x 3.69m)

This is a good sized room with neutral decor to walls and white ceiling, light carpet underfoot and patio doors, with light full length curtains to the sunny marina facing balcony. Ceiling lighting, heating



and intercom, TV and telephone points.

BALCONY (3.69m x 1.61m)

Overlooking the marina and mooring the balcony enjoys a sunny aspect, Constructed of wood decked flooring and smoked glass panels, with outside lighting.

STAIRS TO 2ND FLOOR LANDING

MASTER BEDROOM (5.70m max x 3.69m)

Overlooking the marina. This large master bedroom benefits from a double built in wardrobe with a plenty of hanging and shelving, light neutral decor and light carpet underfoot with ceiling light and heating. Light streams in via the large triple pain window. Linked to the master en-suite this is a decent sized master bedroom. TV aerial and telephone points.

MASTER BEDROOM EN-SUITE (1.23m into shower x 1.97m)

The master en-suite is of modern bright feel. The room has a white suite comprising of a low level WC, double shower cubicle and a hand basin with pedestal. The room is finished with a vinyl floor, fully tiled walls, new electric heated towel rail, ceiling downlighters, shaver socket and toilet roll holder.

BEDROOM 3 (3.74m x 2.02m)

A bright room with white ceiling and light carpet underfoot and a built in wardrobe. There is ceiling lighting and heating and a window to the front aspect of the property. Complete with curtain track and curtains.

SECOND FLOOR LANDING

Two double storage cupboards housing the hot water system, with plenty of storage and shelving space. Carpet and light decor, loft access to the good sized loft space that has potential for conversion (subject to required consent).

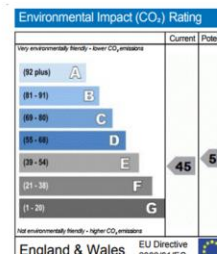
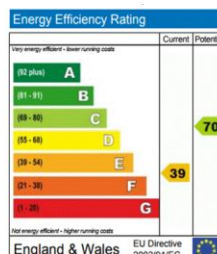
FAMILY BATHROOM (3.74m x 1.55m)

Fully tiled walls, light vinyl floor, and an opaque window letting in light and fresh air to the bathroom. Suite comprising of a single shower enclosure, bath, low level WC and sink with pedestal. Ceiling lighting, heated towel rail and ceiling heating complete this room.

PORT SOLENT PORTSMOUTH

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 on-site and within close proximity to Portsmouth City Centre, National Rail and motorway links directly to London and the South Coast.



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