



25 Newlyn Way, Port Solent

Portsmouth, PO6 4TN

4 Bedroom Townhouse with 11 Metre Mooring

£500,000

Property Features

- 4 Bedrooms with 2 En-suite
- Good Decorative Order Throughout
- Southeast Facing Marina Side Garden
- Extended Kitchen/Dining Area
- Southeast Facing Balcony Off The Living Room
- Massive Loft Conversion
- 11 Metre Mooring on Garden
- Family Bathroom
- Quiet Location

Full Description

OUTSIDE

Located in the heart of Port Solent, this property's garden faces southeast, and therefore has the benefit of the morning and early afternoon sunshine.

There is a patio area directly outside the kitchen bi-fold doors, with outside lighting.

The remainder of garden is presented with potted plants and shingle, and has rear access to the marina and 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.

Call us for a viewing - viewing is highly recommended.

DRIVEWAY

23' 7" x 9' 6" (7.2m x 2.9m) At the front of the property is a private driveway leading to the carport. There are mature borders to one side (managed by the estate management) an outside light, door bell, letter box and access to the security gated carport. 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.

CARPORT

16' 1" x 12' 0" (4.92m x 3.68m) Feature wrought iron gates offer security and style to this marina townhouse with tiled flooring, outside lights, wall cupboards, a storage cupboard, water, power, door bell and door entry system.



HALLWAY

Tiled flooring, light bright decor, telephone point, mains smoke detector, ceiling downlighters, door bell and under floor heating.

CLOAKROOM

7' 5" x 3' 3" (2.28m x 1.00m) Light tiled flooring, low level WC, basin ceiling heating controller, under floor heating, space under stairs with plumbing for a washer/dryer, plus an additional under stairs storage cupboard. Part tiled walls and white painted walls, ceiling, and ceiling lighting.

KITCHEN/ DINING ROOM

20' 11" x 12' 1" (6.4m x 3.69m) An extended kitchen/dining area laid to white tiles underfoot and bright clean decor throughout, this room is a very social area. Kitchen units are light grey with matching work top and stainless steel sink.

Appliances include the following:

- * Hotpoint Double Stainless Steel Oven
- * Hotpoint Microwave, Oven and Grill Combi
- * Creda Ceramic Hob
- * Villavent Extractor
- * Hotpoint Dishwasher
- * Under counter Fridge and Freezer

Dining Area

Space for a dining table and chairs as well as additional seating.

Views of the marina and waterside garden through full width bi-fold patio doors.

Under floor and ceiling heating, TV and telephone points and ceiling downlight-ers

GARDEN & 11 METRE MOORING

16' 1" x 12' 5" (4.92m x 3.80m) Southeast facing rear garden gives sunshine to this property throughout the morning and into the afternoon. This simple, yet effective garden brings the outside into the dining area and make an ideal location for alfresco dining with a fabulous view. The water side garden leads to the private, easily accessible 11 metre mooring.





LIVING ROOM

18' 8" x 12' 0" (5.70m x 3.67m) Light carpet underfoot and light decor throughout, along with the patio doors to the balcony, make this a very bright and warm room. This room comes complete with a wood burner, ceiling heat-ing and lighting, smoke detector, security phone and TV/Telephone points.

BALCONY

12' 0" x 6' 6" (3.66m x 2.00m) From the living room you can walk out onto the balcony and enjoy the views over the marina basin.

Big enough to accommodate a table and chairs, this is the ideal place to sit, relax and enjoy marina living. Constructed of brick sides, patio stones and smoked glass panels.

BEDROOM 2

12' 0" x 12' 5" (3.67m x 3.80m) Good sized double room complete with carpet underfoot, light decor to walls and ceiling, double sliding mirror door built in wardrobe, along with windows to the front aspect of the property, smoke detector, TV point, ceiling heating and lighting.

AIRING CUPBOARD

On the second floor landing is an airing cupboard housing the hot water tank and has the useful addition of slatted shelving for your storage solutions.

MASTER BEDROOM

18' 10" x 12' 0" (5.75m x 3.68m) A good sized room with the added benefit of full height Juliette balcony style windows overlooking the marina. With carpet underfoot, light decor and a double built in sliding mirror wardrobe, this is a really great master bedroom with stunning views of the marina. There are TV and telephone points, ceiling heating and lighting, and smoke detector.

MASTER BEDROOM ENSUITE

6' 5" x 3' 11" (1.97m x 1.20m) Fully tiled walls with wood effect laminate flooring underfoot. This en-suite has a double shower, sink with pedestal and a low level WC. There is a towel warmer/radiator, ceiling heating, lighting and an extractor.

FAMILY BATHROOM

Fully tiled walls with laminate flooring underfoot, bath, sink, and low level WC, opaque window to the front aspect. With ceiling heating and heated towel rail/radiator.



BEDROOM 3

12' 0" x 6' 7" (3.68m x 2.01m) Bedroom 3 has a set of stairs ascending to the loft conversion. This room has a window overlooking the front aspect of the property and benefits from, light carpet and decor, ceiling heating and lighting, telephone point and a smoke detector. Currently used by the home owners as a home study.

BEDROOM 4

30' 2" x 8' 3" (9.22m x 2.53m) Loft conversion stretching the entire length of the property with a full height "sail" shape window to the marina side giving far reaching views across the marina at Port Solent.

There are three Velux windows along the length of the roof bringing in an abundance of light, add to that the light carpet and light decor this is a really bright and warm living space. Eaves storage cupboards help with storage solutions in this room and the room has the benefit of an en-suite at one end. TV point smoke detector and wall/ceiling lighting.

BEDROOM 4 ENSUITE

This en-suite has a built in shower enclosure with bi-fold shower door, wash basin built into a light wood vanity unit and a low level WC. Light grey tiled flooring with under floor heat-ing, velux window and blind, shaver point and eaves storage space. The addition of a cupboard makes best use of the space available in this en-suite.

OTHER INFORMATION

Council Tax Banding - G

Port Solent Management Charges:

£930.45 Freehold House and £350.38 Leasehold Mooring

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.



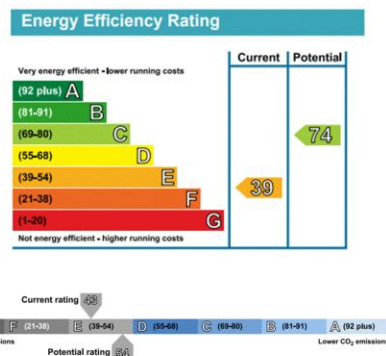
PORT SOLENT

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 on-site 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.

Available by separate negotiation:
Doral 270 SC Motor Boat – Please call for more details.



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