



**NESBITT & SONS**  
ESTATE AGENTS



## 8 Nautilus Drive, Portsmouth, PO6 4FF Offers in excess of £425,000

\*\* Original SHOW HOME On Development \*\*

We are delighted to offer for sale this stunning Three Bedroom Townhouse situated within close walking distance to the beautiful shoreline and Port Solent Marina.

This immaculate property consists of an amazing Kitchen & Dining / Breakfast Room with Juliette Balcony overlooking the beautiful Rear Garden. There are Three Bedrooms, set over Three Floors, with the Master Bedroom boasting a beautiful modern En-suite, along with a Downstairs Shower Room and Family Bathroom on the second floor.

With the addition of an approximate 20' Integral Garage plus Driveway, in a very much requested cul-de-sac location, this property must be viewed to appreciate everything it has to offer.

This development was completed in 2018 and the home still is covered by the original 10 year NHBC guarantee.

## Entrance Hall



## Landing



Garage 20'4 x 9'9 (6.20m x 2.97m)

Bedroom 3 / Study 9'1 x 8'11 (2.77m x 2.72m)



Kitchen / Dining / Breakfast Room 16'3 x 14'3 max (4.95m x 4.34m max)



Sitting Room 16'4 x 15'3 max (4.98m x 4.65m max)



Downstairs Shower Room 9'6 x 3'0 (2.90m x 0.91m)



## Landing



Master Bedroom 12'10 max x 12'1 (3.91m max x 3.68m)



Bedroom 2 14'0 max x 10'1 max (4.27m max x 3.07m max)



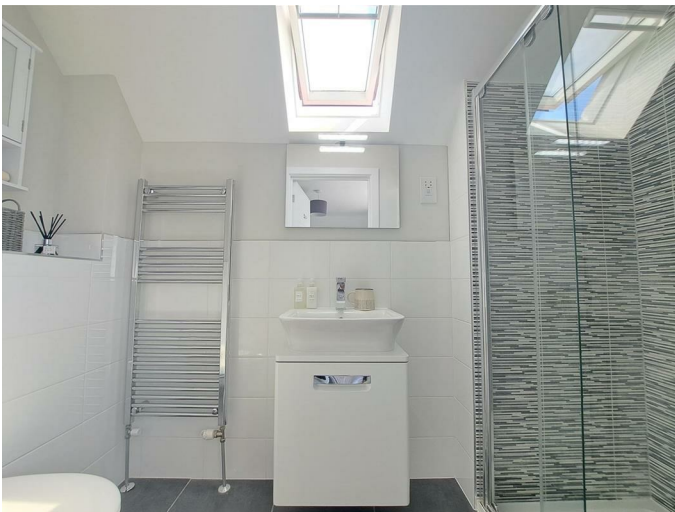
Family Bathroom 9'5 x 6'3 (2.87m x 1.91m)



Garden



En-Suite 8'10m x 3'10 (2.69mm x 1.17m)

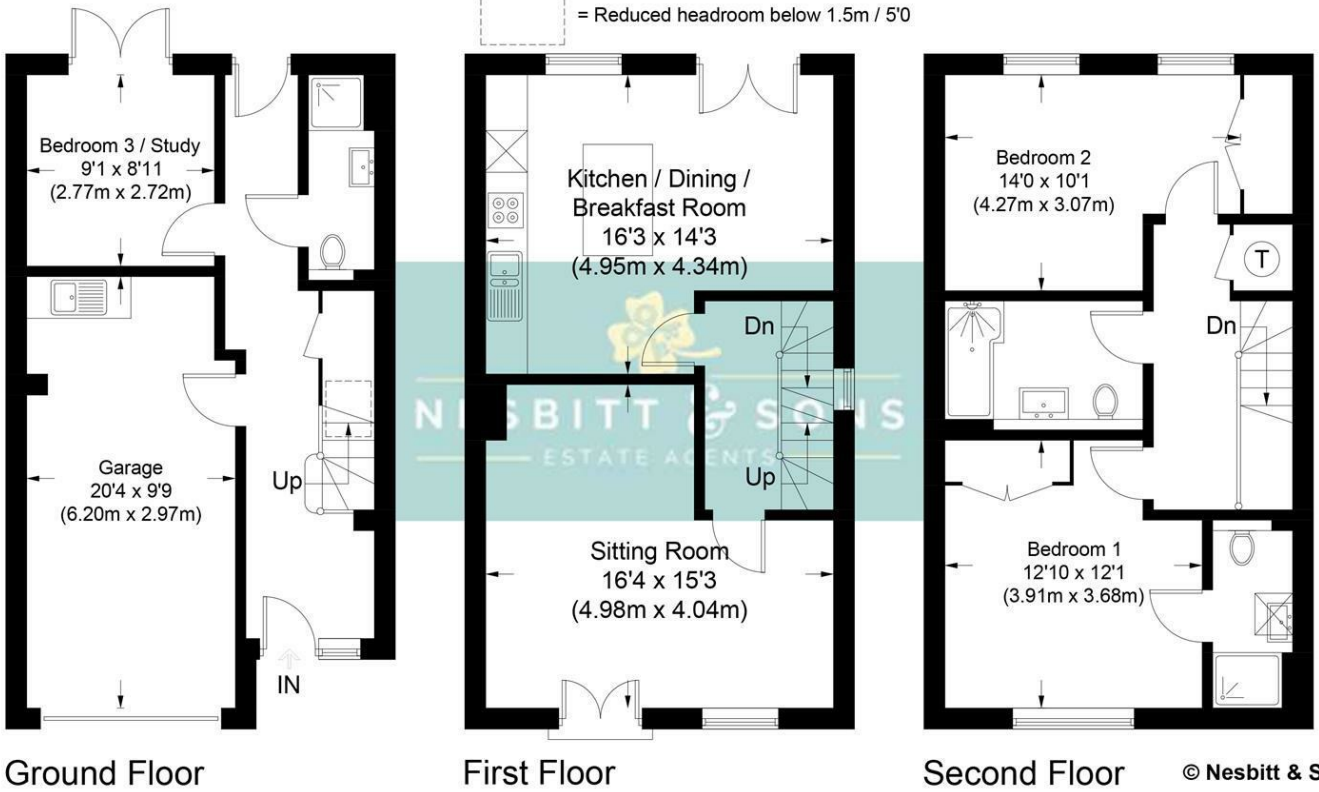


# Floor Plan

## 8 Nautilus Drive, Portsmouth, PO6 4FF

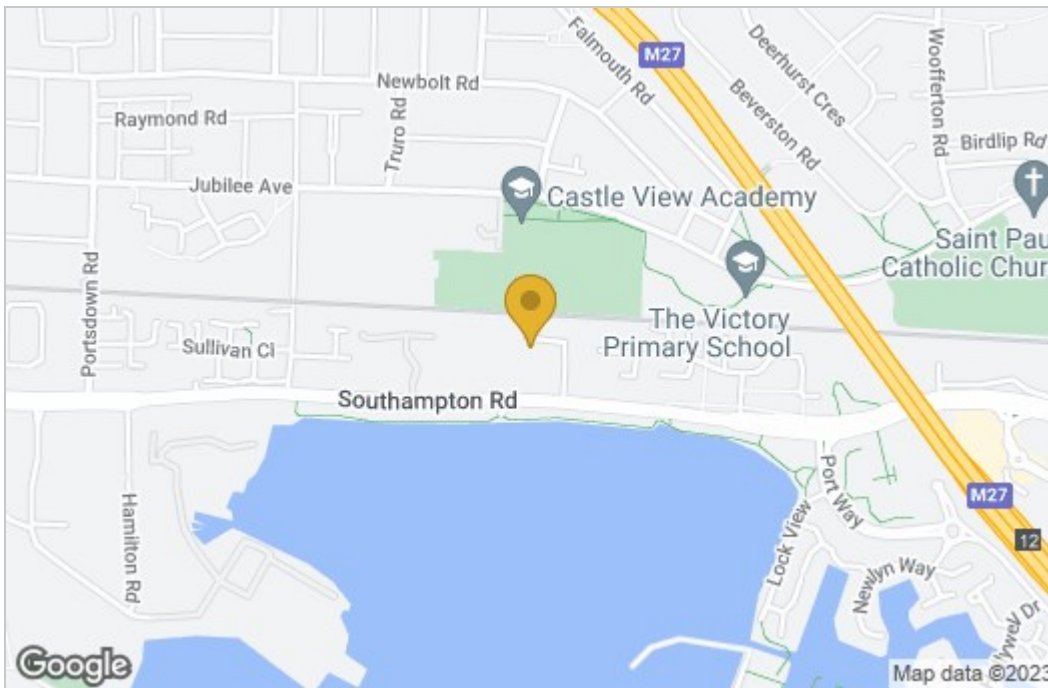
Approximate Gross Internal Floor Area  
1457 Sq Ft / 135.4 Sq M  
(Including Garage)

= Reduced headroom below 1.5m / 5'0

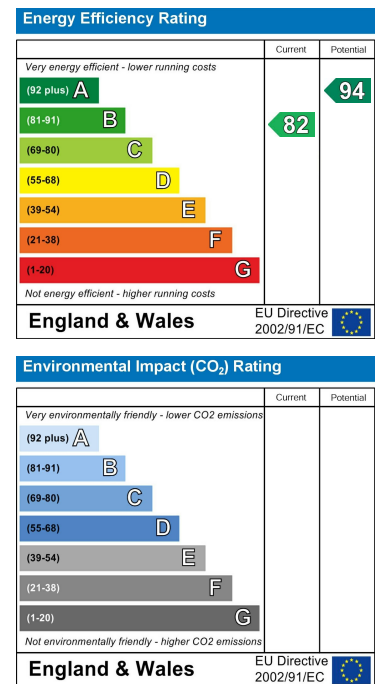


The Plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

# Area Map



# Energy Efficiency Graph



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