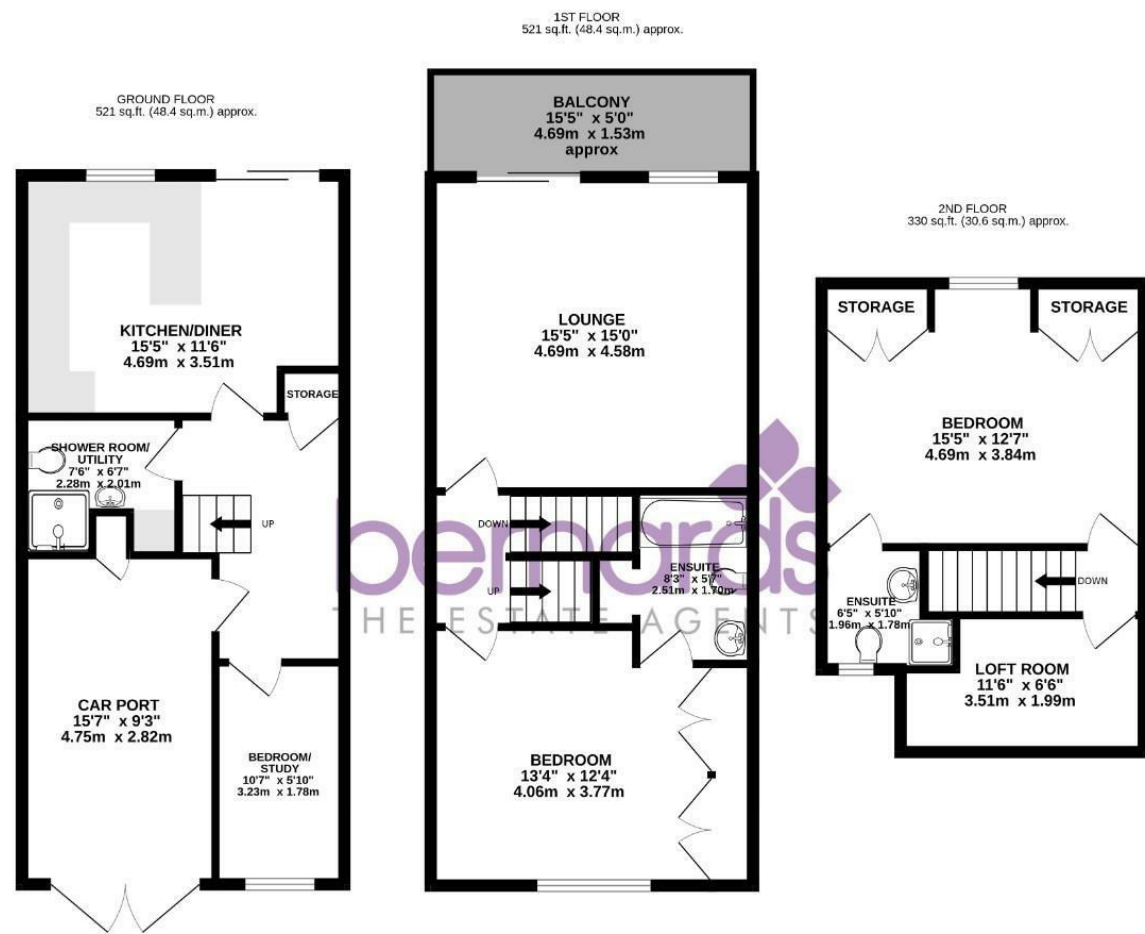


FOR SALE

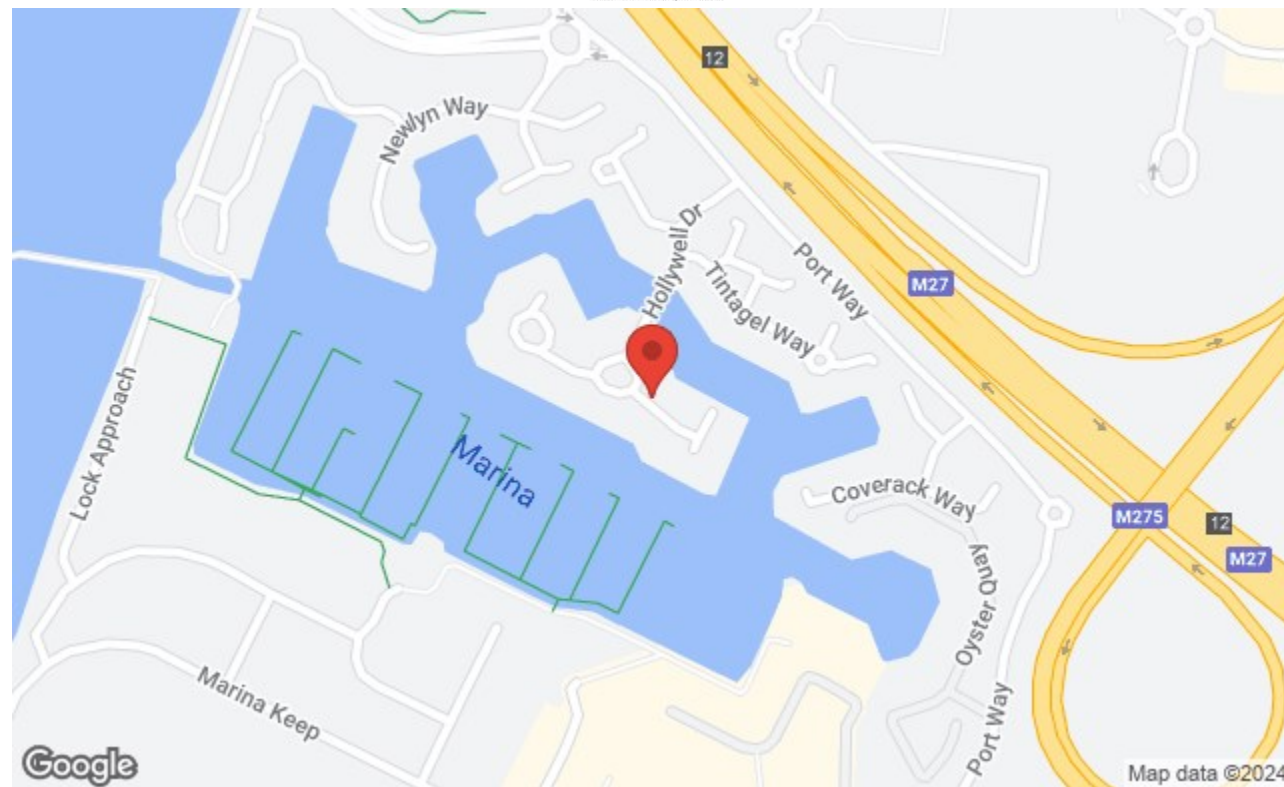
Offers In Excess Of £650,000

Bryher Island, Portsmouth PO6 4UE

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HIGHLIGHTS

- ❖ SOUGHT AFTER BRYHER ISLAND LOCATION
- ❖ 11 METER BERTH
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ LOUNGE WITH BALCONY
- ❖ MARINA VIEWS
- ❖ TWO ENSUITE BATHROOMS
- ❖ PARKING
- ❖ FREEHOLD
- CIRCA 1400 SQFT

**** 11 METER MOORINGS****BRYHER ISLAND***

We are delight to welcome to the sales market this impressive three storey waterfront townhouse which provides circa 1,400 sqft of living accommodation with three bedrooms, three bathrooms, a first floor balcony and a ground floor 15ft kitchen / dining room .

With an easterly facing waterside aspect, the primary rooms have outstanding views over the marina.

Moving outside there is a garden that leads to the 11m berth .

Additional benefits include off road car parking and car port to the front, and the current owner has had plans draw up for a possible extension.

Port Solent is one of the South's premier destination marinas with easy access to the Solent. There are various bars and restaurants incorporated within the Boardwalk and overlooking the marina as well as an Odeon cinema complex, David Lloyd gym and a variety of lifestyle shopping outlets. The marina has 800 berths, there is a fully serviced boatyard with storage ashore for 500 boats, 24 hour fuel and from the marina it is a simple days cruise through Portsmouth Harbour to the Solent and Isle of Wight. The property is ideally situated for those looking for a boating lifestyle or merely want to be within a protected, yet waterfront location.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

CAR-PORT
15'7" x 9'3" (4.75 x 2.82)

ENTRANCE HALL

BEDROOM THREE / STUDY
10'7" x 5'10" (3.23 x 1.78)

SHOWER ROOM
7'5" x 6'7" (2.28 x 2.01)

KITCHEN / DINER
15'4" 11'6" (4.69 x 3.51)

LOUNGE
15'4" x 15'0" (4.69 x 4.58)

BALCONY
15'4" x 5'0" (4.69 x 1.53)

BEDROOM TWO
13'3" x 12'4" (4.06 x 3.77)

ENSUITE
8'2" x 5'6" (2.51 x 1.70)

BEDROOM ONE
15'4" x 12'7" (4.69 x 3.84)

ENSUITE TWO
6'5" x 5'10" (1.96 x 1.78)

BERTH
36'1" (11m)

GARDEN

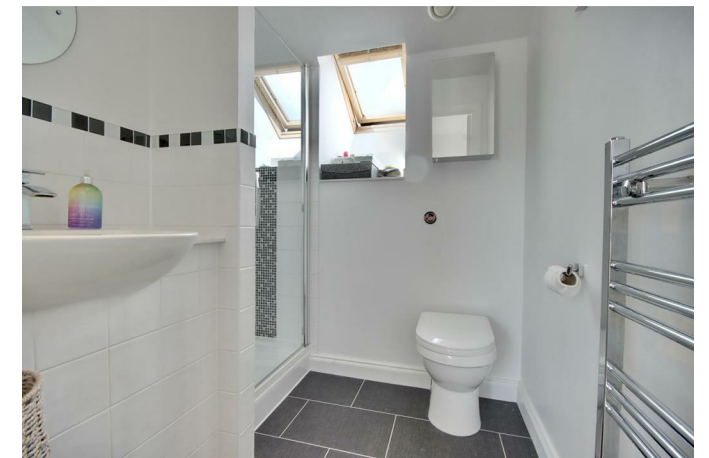
ESTATE CHARGES
PORT SOLENT HAS AN ESTATE AND BERTH CHARGE OF CIRCA £1503.14 PER ANNUM .

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML

check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



| 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 | |
| EU Directive 2002/91/EC | |
| England & Wales | |

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