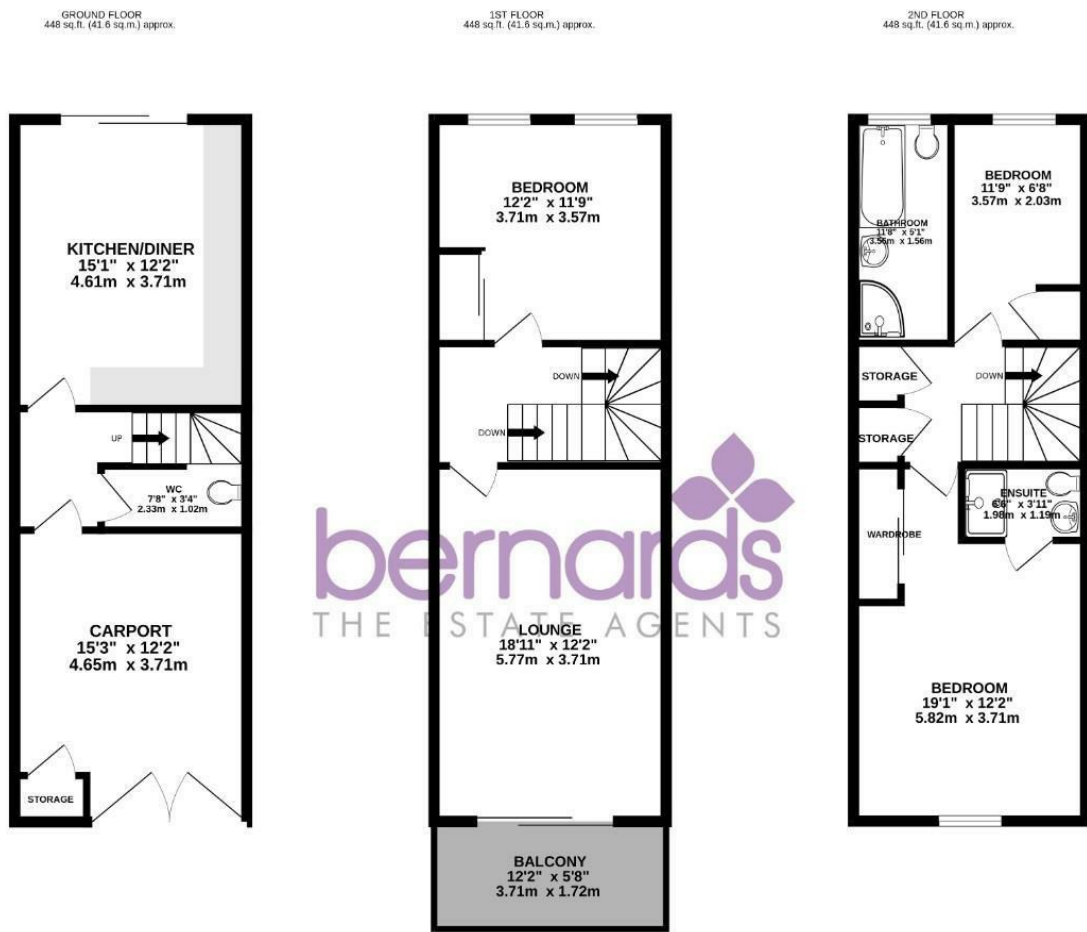


**FOR SALE**

Offers In The Region Of  
**£450,000**  
Kelsey Head, Portsmouth PO6 4TA



TOTAL FLOOR AREA: 1343 sq.ft. (124.7 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.  
Made with Metropix (2024)



3 Bedrooms, 2 Bathrooms, 2 Living Areas

**HIGHLIGHTS**

- ◆ THREE DOUBLE BEDROOMS
- ◆ PARKING FOR 2 CARS PLUS VISITOR SPACES
- ◆ MODERN KITCHEN WITH UNDERFLOOR HEATING
- ◆ EN-SUITE TO MASTER BEDROOM
- ◆ TWO STOREY TOWN HOUSE WITH BALCONY
- ◆ CIRCA 1350 SQFT
- ◆ SOLAR PANELS
- ◆ SOUGHT AFTER PORT SOLENT LOCATION
- ◆ GARDEN WITH COMPOSITE DECKING
- EPC RATING - C

We are delighted to present this well positioned 3 bedroom property with marina views at the ever popular, sought after location of Port Solent and all its amenities. Situated in Kelsey Head, this well presented property will make a wonderful family home.

Upon entry is a newly extended cloakroom that incorporates a small utility & storage area. The modern, hand-painted kitchen is fully fitted & has underfloor heating. Patio doors access the contemporary, sunny garden that has been designed for entertaining and features a new composite deck.

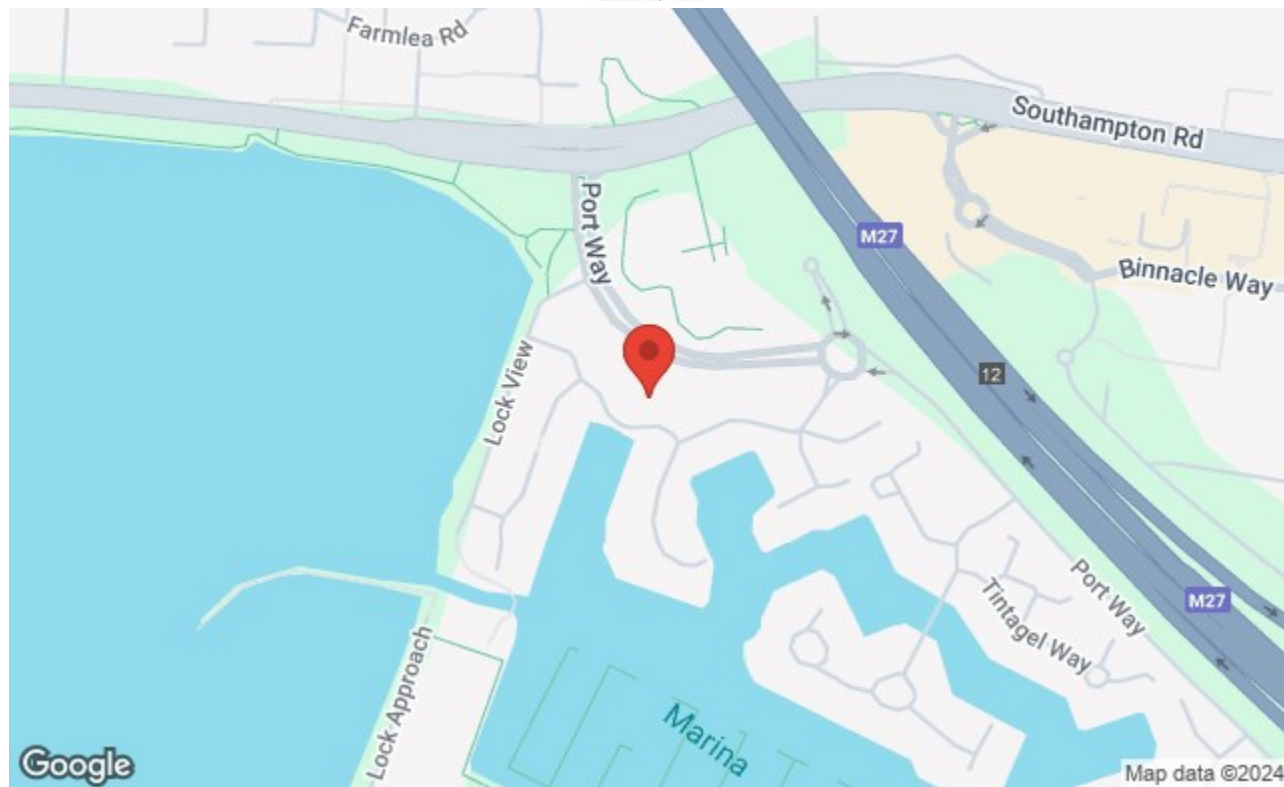
Moving to the first floor is the 19' long, south facing lounge that opens onto the balcony. This outdoor area offers a relaxing space to take in the marina views. The first of the double bedrooms is currently used as an office.

On the second floor is the spacious master bedroom with double shower ensuite and southerly views, plus the third bedroom. There is also a well fitted 4-piece contemporary family bathroom.

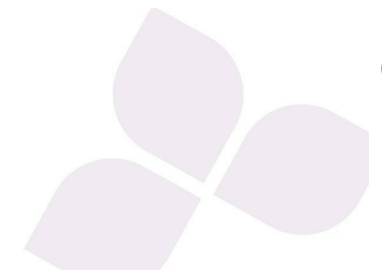
Add in the solar panels, the excellent EPC rating and the parking for two cars we strongly recommend booking an early viewing to fully appreciate everything this wonderful property has on offer.

The Port Solent Marina is a much sought after area, with its easy access by both road and rail, and its mixture of shops, restaurant's and bars.

Please call Bernards to book a viewing



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](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND :**

**CARPORT**  
15'3" x 12'2" (4.65 x 3.71)

**WC**  
7'7" 3'4" (2.33 1.02)

**KITCHEN**  
15'1" x 12'2" (4.61 x 3.71)

**LOUNGE**  
18'11" x 12'2" (5.77 x 3.71)

**BALCONY**  
12'2" x 5'7" (3.71 x 1.72)

**BEDROOM TWO**  
12'2" x 11'8" (3.71 x 3.57)

**BEDROOM ONE**  
19'1" x 12'2" (5.82 x 3.71)

**EN-SUITE**  
6'5" x 3'10" (1.98 x 1.19)

**BATHROOM**  
11'7" x 5'1" (3.55 x 1.56 )

**BEDROOM THREE**  
11'8" x 6'7" (3.57 x 2.03)

**GARDEN**

**ESTATE CHARGE / COUNCIL TAX**  
Port Solent estate charge is £1147.79 annually until march 2024

Council tax band : F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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