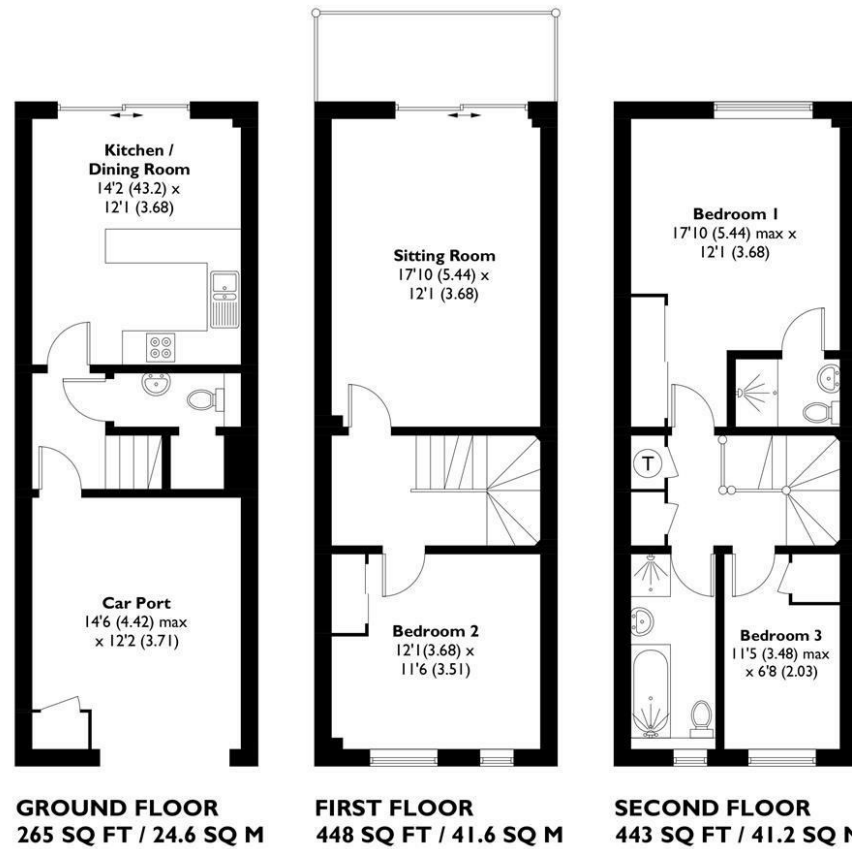


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1156 SQ FT / 107.4 SQ M
(EXCLUDING CARPORT)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1047000)
Produced for Castles Estate Agents



16 Carne Place
Portsmouth, PO6 4SY

We are pleased to welcome to the market this three bedroom townhouse with off road parking and remote 11 metre berth in the popular Port Solent Marina location of Carne Place.

The property is well presented throughout and the accommodation is spread over three floors featuring three generous size bedrooms and three bathrooms. The ground floor consists of a downstairs w/c with utility and cloakroom capabilities and a modern kitchen/breakfast room with sliding doors opening onto the East facing garden. The flooring is tiled throughout and does feature under floor heating. Moving up to the first floor there is a large lounge diner with sliding doors opening out onto the balcony. The balcony offers fantastic views over the water towards the Marina. There is also a bedroom on this level with built in wardrobe space. Up to the second floor there is another bedroom currently being utilised as an office and a recently upgraded family bathroom which is only one year old featuring separate bath and shower, wash basin and w/c. The primary bedroom is a generous size, offers more marina views and features a new en-suite shower room also installed one year ago. The loft is accessible via a fold out ladder and is insulated and part boarded for storage.

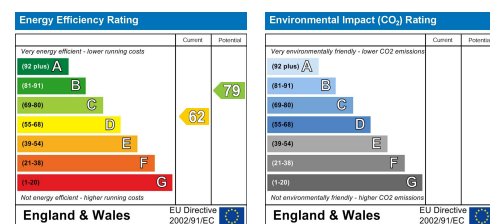
The new bathrooms feature Roper Rhodes vanity units and Mermaid shower wall panels which come with a fifteen year guarantee.

Externally the property offers driveway and parking via the car port and a balcony to the first floor with Marina views. There are multiple restaurants, bars and cinema a short walk away accessible via the nearby lock gate.

For more information or to book a viewing please call Castles today.

Offers over £475,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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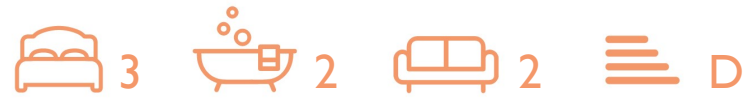


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16 Carne Place

Portsmouth, PO6 4SY



- 11 METRE BERTH
- CAR PORT
- THREE BEDROOMS
- EAST FACING GARDEN
- RESTAURANTS BARS & CINEMA SHORT WALK AWAY
- OFF ROAD PARKING
- BALCONY WITH MARINA VIEWS
- THREE BATHROOMS
- PORT SOLENT LOCATION
- CLOSE TO LOCAL SHOPS

CAR PORT

14'5" x 12'1" (4.4 x 3.7)

KITCHEN/DINER

14'1" x 11'9" (4.3 x 3.6)

SITTING ROOM

17'8" x 11'9" (5.4 x 3.6)

BEDROOM ONE + EN-SUITE

17'8" x 11'9" (5.4 x 3.6)

BEDROOM TWO

11'9" x 11'5" (3.6 x 3.5)

BEDROOM THREE

11'1" x 6'6" (3.4 x 2.0)

MOORING

36'1" (11)

Lease Information

Mooring Lease Length: 999 Years

Estate Service Charge: £1400 Approx.

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

