

Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1195 SQ FT / 111 SQ M
(EXCLUDING CARPORT)



GROUND FLOOR
271 SQ FT / 25.2 SQ M
(EXCLUDING CARPORT)

FIRST FLOOR
464 SQ FT / 43.1 SQ M

SECOND FLOOR
460 SQ FT / 42.7 SQ M

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 (ID1046920)
Produced for Castles Estate Agents



9 Carne Place
Portsmouth, PO6 4SY

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

The property is well presented throughout and the accommodation is spread over three floors. The ground floor consists of a downstairs w/c with utility capabilities and a modern kitchen diner with French doors opening onto the garden. The kitchen was installed 7 years ago but all the cupboards have been updated in January 2024. There is under floor heating throughout the kitchen area. Moving up to the first floor there is a large lounge with sliding doors opening out onto the balcony. There is also a bedroom on this level with built in wardrobe space. Moving up to the second floor there is a spacious primary bedroom with built in sliding wardrobes and a modern en-suite shower room along with a modern family bathroom featuring separate bath and shower, w/c and wash basin. A smaller bedroom completes the top floor accommodation. The loft is accessible via a fold out ladder and is insulated and part boarded for storage.

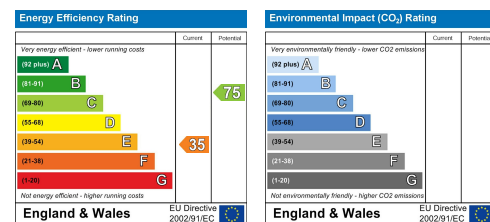
Externally the property offers driveway and parking via the car port. At the entrance there is electric gates accessible via a fob entry and intercom system. There is also an alarm system featured in the property with CCTV at the front and back.

Please be aware there is a yearly estate charge of £678 Per Annum.

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

Offers over £450,000

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.



DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

9 Carne Place

Portsmouth, PO6 4SY



- TOWNHOUSE
- TWO BATHROOMS
- DRIVEWAY
- ELECTRIC GATED ENTRANCE
- THREE BEDROOMS
- PORT SOLENT LOCATION
- CAR PORT
- ALARM & CCTV SYSTEM

CAR PORT

15'1" x 11'9" (4.6 x 3.6)

KITCHEN/DINER

14'9" x 11'9" (4.5 x 3.6)

SITTING ROOM

19'0" x 11'9" (5.8 x 3.6)

BEDROOM ONE + EN-SUITE

19'0" x 11'9" (5.8 x 3.6)

BEDROOM TWO

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

BEDROOM THREE

11'5" x 6'6" (3.5 x 2.0)

BATHROOM

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.

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.

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.

