



## 40 Newlyn Way

Port Solent, Portsmouth, PO6 4TL

**Offers in excess of £600,000**

Modern, waterside 5 bed town house with large mooring, driveway & car port located in Port Solent Marina with stylish bars, restaurants, leisure facilities and shopping all a short walk from this peaceful home.

With balcony views over the marina from the west side rooms also and bathrooms on each level, you get the right sense of practicality as well as lifestyle, all within easy reach of shops, stores, schools and amenities, with excellent transport links to the M/A27 & train links.

- Large West Facing Mooring
- Waterside Location
- 5 Bedroom Large Townhouse
- Peaceful Setting
- Marina Lifestyle
- Great Commuter Links
- Easy Reach of Local Amenities
- Private Parking

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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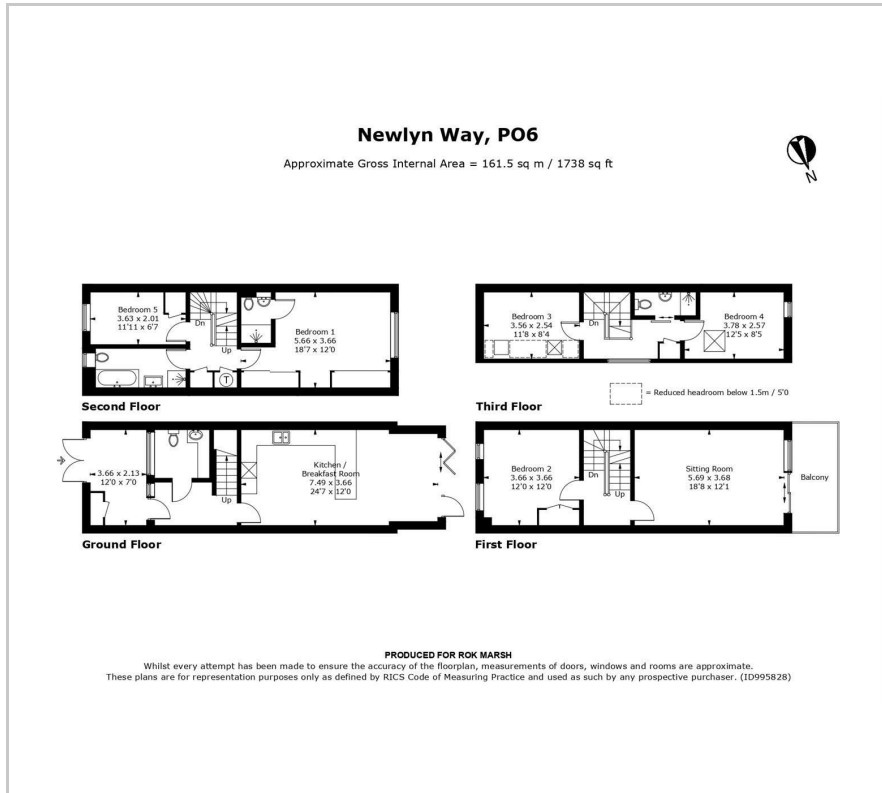


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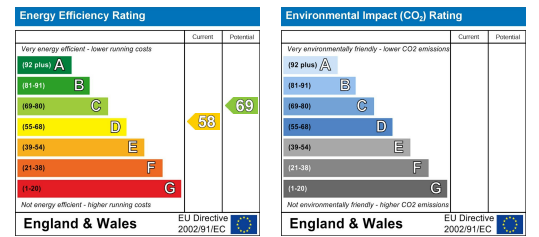
# Floor Plan



# Area Map



# Energy Efficiency Graph



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