



77 Bryher Island, Port Solent, Hampshire, PO6 4UF

TOWN & COUNTRY
SOUTHERN

£595,000 - Freehold



No. 77 is a three-storey townhouse which is situated on the highly desirable Bryher Island location, being located on the north-west side, the property benefits from far reaching views towards Portsdown Hill. The living accommodation is laid out over three primary floors. On the entrance level is a bedroom, shower room, and kitchen/dining room which has patio doors leading onto a waterfront terrace and the

pontoon / berth. On the first floor is a bedroom with en-suite bathroom and a 15' living room with access to a roof terrace overlooking the marina and pontoon, on the top floor is a walk-in storeroom and a bedroom with an en-suite shower room. The property also benefits from having an 11 metre mooring, car parking facilities including a car port. Port Solent is, for many, perfectly located with a 24/7 manned lock and the protection of a

served marina environment, a short cruise down the harbour leads you to the open Solent, Isle of Wight and is ideally located for those wishing to have road links providing easy access to the south coasts main cities. Early viewing is strongly recommended in order to appreciate both the potential and location on offer.



A Three Storey Waterfront Town House
11 Metre Berth, Terrace & Car Port /
Parking
Three Bedrooms / Marina 'Island'
Location
Recently Landscaped Garden

ENTRANCE: Lowered kerb leading to brick paviour driveway to front of car port providing parking for approximately two cars, arched opening leading to car port.

CAR PORT: 15'7" x 9'2" Tiled flooring, built-in bin / storage cupboard, cold water tap, entry phone system, main front door leading to:

HALLWAY: Tiled flooring, built-in cupboard, staircase rising to first floor, controls for ceiling heating.

BEDROOM 3 / STUDY: 10'6" x 5'9" Double glazed window to front aspect, ceiling coving, panelled door, controls for ceiling heating.

SHOWER ROOM: Shower cubicle with panelled door, extractor fan, low level w.c., wall mounted wash hand basin with mixer tap, washing machine point, tiled flooring, panelled door.



KITCHEN / DINING ROOM: 15'4" x 11'5" maximum. Dining area: tiled flooring, ceiling coving, double glazed door with full height window to one side leading to garden and overlooking berth, controls for ceiling heating, peninsular style divide leading to kitchen.

KITCHEN: Range of white fronted wall and floor units with work surface over, inset 1½ bowl sink unit with mixer tap and cupboard space under, integrated Bosch dishwasher with matching door, eye-level Bosch double oven and grill with storage cupboards over and under, integrated fridge and freezer with matching doors, ceramic tiled surrounds, inset electric hob with extractor hood, fan and light over, storage cupboards under, double glazed window to rear aspect overlooking garden and berth, high level shelving, ceiling coving, tiled flooring.

FIRST FLOOR: Landing, ceiling coving, staircase rising to top floor.



LIVING ROOM: 15'4" x 15'0" Panelled door, ceiling coving, entry phone system, controls for ceiling heating, double glazed sliding patio door with full height panel to one side leading to balcony, double glazed window to one side.

BALCONY: Wooden balustrades with glass panels overlooking the marina basin and berth, wooden decked flooring (the balcony has recently been overhauled)

BEDROOM 2: 14'9" x 12'9" Double glazed window to front aspect, built-in range of wardrobes to one wall with hanging space and shelving, panelled door, ceiling coving, controls for ceiling heating, door to:

EN-SUITE BATHROOM: White suite comprising; panelled bath with hand grips, corner mixer tap and shower attachment, low level w.c., wash hand basin with mixer tap, ceramic tiled to half wall level, shaver point, ceiling spotlights, controls for ceiling heating, arched recess with range of shelving, heated towel rail.

TOP FLOOR: Door to loft room housing ceiling heating system and hot water cylinder.



BEDROOM 1: 15'5" x 12'8" maximum, decreasing to 10'5" at narrowest point. Slight eaves to rear ceiling restricting headroom, low level built-in storage cupboards, Velux skylight window with blind overlooking basin with far reaching views towards Portsdown Hill in the distance, controls for ceiling heating, ceiling coving, door to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with panelled door, wash hand basin with mixer tap, tiled splashback, shaver point, concealed cistern w.c., deep shelf, Velux skylight window with blind, extractor fan, controls for ceiling heating, vinyl flooring.

OUTSIDE: To the rear is an enclosed garden, recently tiled to provide stylish patio space leading to a shingled area enclosed by fence panelling leading to:

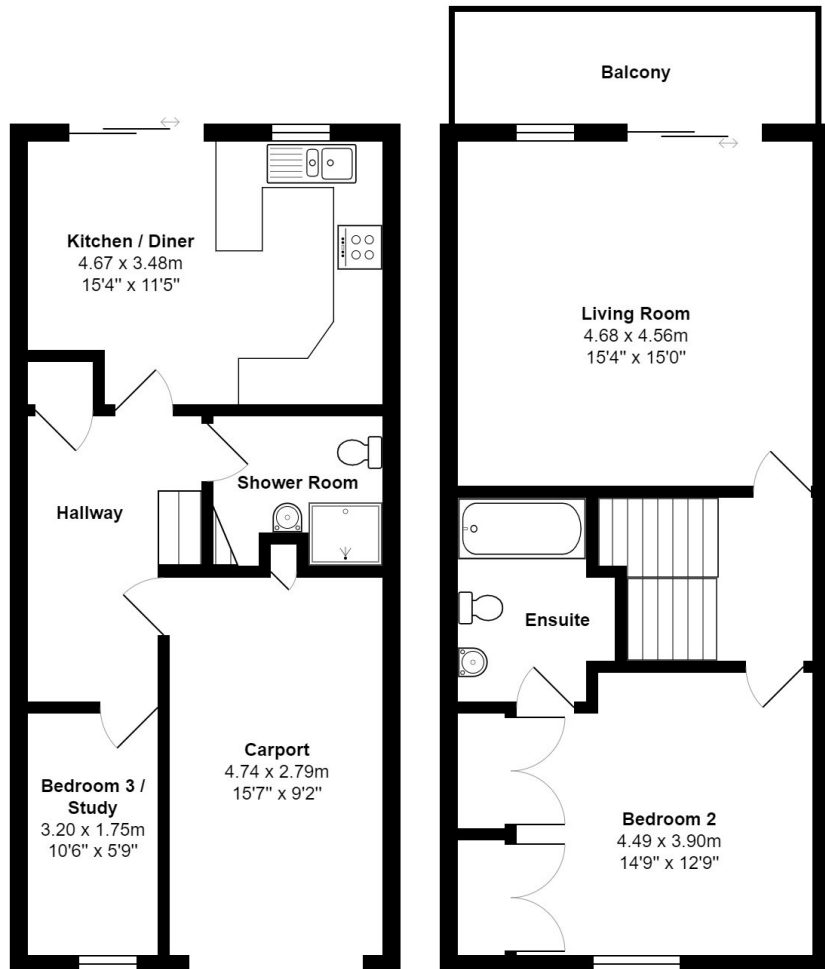
BERTH: 11 metre berth accessible via a pontoon.

AGENTS NOTES: The property is freehold, however the berth is leasehold, it is held on a lease with approx. 115 years remaining.

SERVICE CHARGE: Approx. £1,400.00 per annum, covering costs of communal areas.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction continue over the roundabout into Southampton Road, bear right at the traffic lights, continuing along the Southampton Road, under the M27 flyover, bearing immediately left at the traffic lights into Port Way, proceed over the roundabout, take the first road on the right-hand side into Hollywell Drive continuing over the bridge onto Bryher Island, bear right on reaching the central island No. 77 can be found on the right hand side backing onto the marina basin.





Total Area: 133.9 m² ... 1441 ft² (excluding balcony)

All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

AGENTS NOTES:

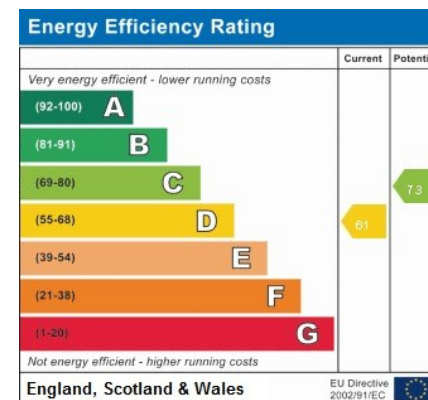
Council Tax Band G - Portsmouth City Council

Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk-service)



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