



Sennen Place

Port Solent, Portsmouth, PO6 4SZ

Asking Price Of

£485,000

Rarely available end of terrace, 3 Bedroom townhouse with Garage AND remote 11 Metre Mooring. Property benefits from a South West facing Balcony, Carport with storage and driveway. Stunning views from rear across to Portchester Castle.



Property Features

- 3 Bedroom End of Terrace Property
- South Facing Garden
- Lounge with South Facing Balcony
- Kitchen / Dining Room
- New Topline Double Glazing
- Balcony Overlooking Harbour
- Enclosed Garden
- Driveway and Carport
- Garage & remote 11 Metre Mooring
- Close to Bars and Restaurants

Full Description

OVERVIEW

Located in Sennen Place in Port Solent, this three bedroom end of terrace property comes with an attached garage, plus a remote 11 metre mooring. The property itself has recently had the addition of new UPVC double glazed windows throughout, fitted by Topline and is due to have the balcony upgraded in October. Sennen Place is a quiet cul de sac and from the rear of the property you get stunning views across the water to the Harbour and Portchester Castle beyond.

The ground floor accommodation offers car port, entrance hall, bedroom 3, shower room and kitchen/breakfast room. On the first floor you have the lounge, double bedroom and further single bedroom, plus the bathroom. The house has electric underfloor heating to the ground floor, plus ceiling

heating panels to all the rooms. There is also a very spacious loft which could be converted to an additional double room and ensuite with the relevant permissions.

The rear garden is fully enclosed by a brick wall and laid to patio and there is an additional extra space to the side of the property, behind the garage.

For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a marina environment. Port Solent is only a 30 minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep.

With the bars and restaurants of The Boardwalk only a 5 minute walk away, this is the perfect destination.

CAR PORT

Large car port with tiled floor and 2 x small storage cupboards to rear. Outside water tap and 2 x wall lights.

ENTRANCE HALL

11' 0" x 7' 6" (3.36m x 2.29m) Welcoming hallway with stairs to first floor and doors to ground floor Bedroom 3, shower room and kitchen/breakfast room. Useful storage cupboard. Neutral decor and carpet. Pendant light fitting to ceiling.



BEDROOM THREE

10' 9" x 5' 7" (3.3m x 1.72m) Ground floor single bedroom with UPVC window to front aspect. Neutral decor and carpet. Pendant light fitting.

GROUND FLOOR SHOWER ROOM

7' 5" x 6' 4" (2.28m x 1.95m) Fully tiled ground floor shower room with white sanitary ware to include low level WC, wash hand basin and shower cubicle. Plumbing for washing machine. Flush light fitting.

KITCHEN/BREAKFAST ROOM

15' 5" x 11' 8" (4.71m x 3.58m) Light and bright kitchen/breakfast room with fitted grey units and laminate worktops. Appliances include built in ceramic electric hob, single oven and microwave, fridge/freezer and dishwasher. The kitchen floor is laid to vinyl with the dining area being laid to carpet. There are recently fitted Topline UPVC window and patio doors overlooking the rear garden. Pendant light fittings to ceiling.

STAIRS AND LANDING

10' 0" x 9' 6" (3.05m x 2.91m) Stairs to first floor spacious landing area with storage cupboard housing hot water tank. Doors to both bedrooms, bathroom and open way to lounge. Neutral decor and carpet. Loft hatch.

LOUNGE

15' 5" x 12' 0" (4.72m x 3.67m) Spacious lounge with stunning views across the harbour to Portchester Castle. This room has recently fitted 'Topline' UPVC double glazed patio doors leading out to the balcony. It is decorated with white walls and neutral carpet. There are ceiling heating panels and 2 x pendant light fittings.



BALCONY

This balcony is due to be upgraded and offers a delightful area to sit and take in the amazing sea view across to the Harbour and Castle.

BEDROOM ONE

11' 6" x 9' 0" (3.51m x 2.76m) Double bedroom to front aspect with recently fitted double glazed window. Built in mirrored wardrobe. Neutral decor and carpet. Pendant light fitting and ceiling heating.

BEDROOM TWO

11' 6" x 6' 0" (3.51m x 1.83m) Good size single room to front aspect with double glazed window and built in wardrobe. Ceiling heating and pendant light fitting.

BATHROOM

7' 7" x 4' 9" (2.33m x 1.45m) Fully tiled bathroom with white sanitary ware to include pedestal wash hand basin with mirror and wall light over, low level WC with concealed cistern and bath with hand held shower attachment. Vinyl flooring. Pendant light fitting.

REAR GARDEN

Fully enclosed rear garden with brick built wall to surround and laid to patio. There is a useful extra area behind the garage which could be used to for additional storage if required.

GARAGE

Single garage with up and over door attached to the property.

REMOTE MOORING - T56

Remote 11 metre mooring which currently has a TT in situ until August 2024.

GENERAL INFORMATION

House - Freehold Property

Council Tax Band E Portsmouth City Council

Service Charge of £1025.73 per annum

Service charge review period (year/month) February Yearly

Mooring Service Charge - £376.36

Mooring - Leasehold - 115 years remaining on lease.

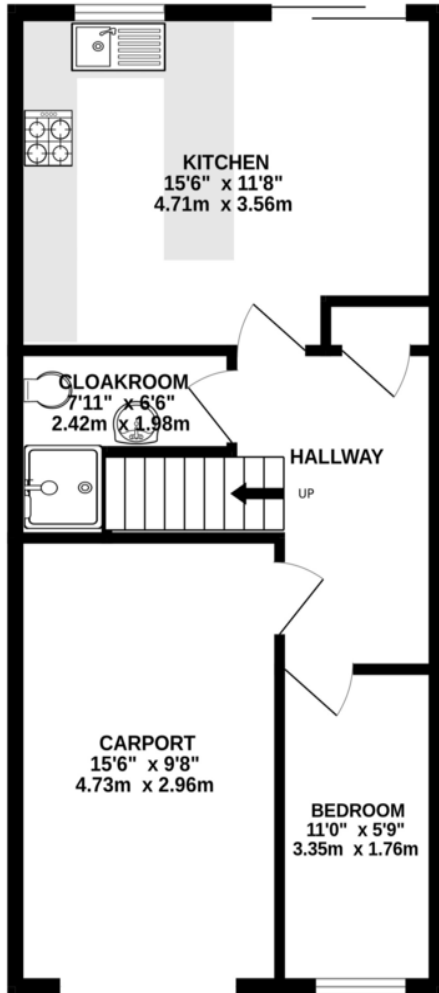
VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.

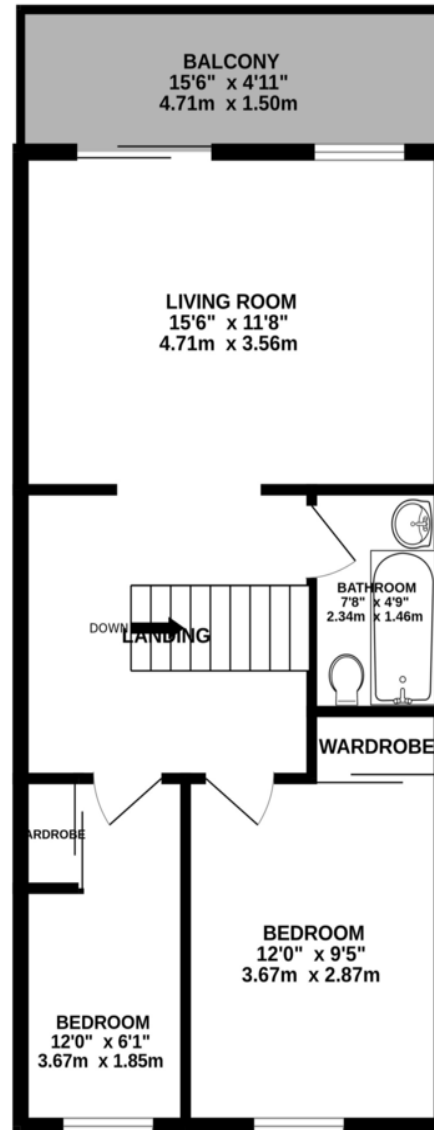




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements