



Holywell Drive

Port Solent, Portsmouth, PO6 4TB

Five Bedroom Townhouse with Parking

Offers In Excess Of

£445,000

Property Features

- Five Bedrooms
- Marina Location
- Modern Fitted Kitchen
- Modern Bathroom and En-suite
- South Facing Balcony with Marina Views
- Double Glazing Throughout
- Secure Carport
- Driveway Parking
- Ground Floor Cloaks/Utility Room
- Recently Modernised Patio Garden

Full Description

OVERVIEW

This property has undergone a complete modernisation in recent years replacing the main items such as the fully integrated kitchen, family bathroom, main bedroom en-suite, and the installation of air conditioning to the living room, main bedroom, and forward loft room. The property also benefits from a fluvial air circulation system. This is a great family property, rarely on offer in Port Solent, so viewing is a must.

DRIVEWAY AND CARPORT

As you approach the property you will be met with a private driveway that has mature borders on one side. There are lockable carport gates allowing for secure storage. In the carport are air conditioning units, wall mounted lights, water and power sockets. There is a separate storage cupboard that also houses the electric meters. Door to the Hallway.

HALLWAY

With oak effect laminate flooring and neutral decor. Ceiling lighting and smoke detector. Doors to the cloakroom and kitchen and stairs to the first-floor landing.

CLOAKROOM

7' 5" x 3' 4" (2.28m x 1.02m) With tiled floors and half tiled walls the cloakroom has been modernised in recent years. There is a low-level WC, wall mounted hand wash basin, wall storage cupboard and a space with plumbing for a washing machine, under the stairs. There is under floor heating, ceiling lighting, extractor fan, and a light/shaver combination.



KITCHEN/DINING ROOM

14' 11" x 12' 0" (4.55m x 3.67m) Refurbished with a comprehensive range of wall and base units, in "Shaker Style" and of light cream with brushed steel handles and contrasting black laminate work top. There is a good itinerary of appliances as follows:

Neff Stainless Steel Oven and Microwave

New Beko Oven

Ceramic Hob

Tecnik Stainless Steel Extractor Hood

New Beko Dishwasher

Stainless Steel 1 1/2 bowl sink

Recently fitted double glazed, sliding patio doors to rear garden. Two triple spotlight fittings to ceiling and ceiling heating panels.

GARDEN

32' 8" x 13' 2" (9.96m x 4.02m) Secure, private, recently refurbished enclosed rear garden, with new feather edge fencing on 2 sides of the garden. The garden is fully laid with porcelain patio slabs with slate border. A low maintenance garden which is perfect for entertaining. Outside light and water tap.

STAIRS TO THE FIRST FLOOR LANDING

Light décor to walls and ceiling and laid neutral carpet. There are useful full height storage cupboards located on the landing. There is a smoke detector, ceiling lighting and heating. Doors to Living Room, and Bedroom 2

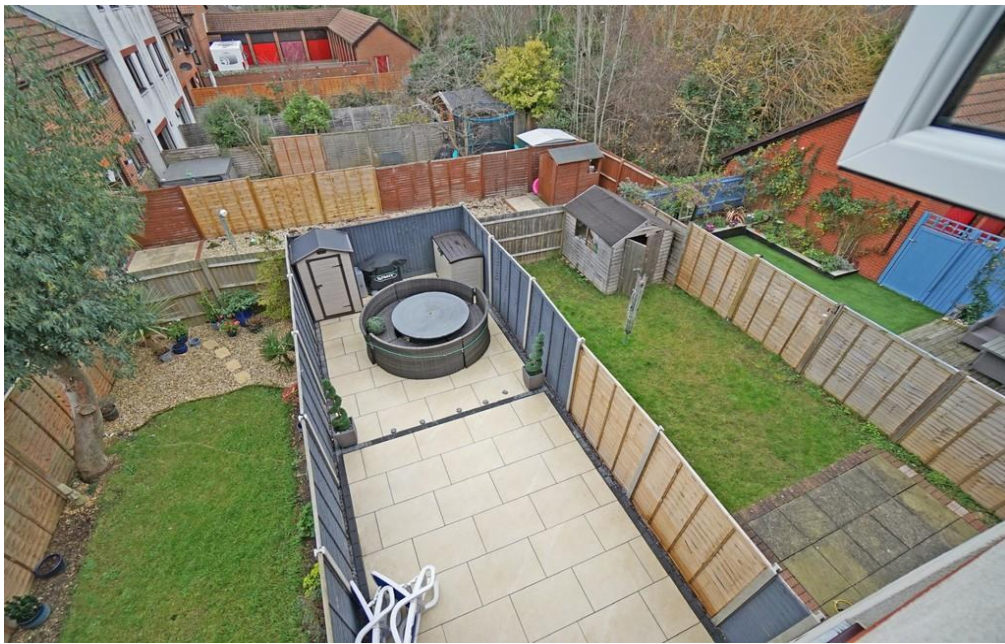
BEDROOM 2

12' 0" x 11' 7" (3.68m x 3.54m) Bedroom 2 is a good-sized double with built in 2 door sliding mirror wardrobe. Decorated in neutral colour scheme with neutral carpet, there are two recently fitted double glazed windows overlooking the rear garden. Central light fitting and ceiling heating.

LIVING ROOM

19' 0" x 12' 0" (5.81m x 3.68m) Beautifully light, spacious living room with recently fitted double glazed patio doors leading to the South facing balcony. There is air conditioning (DC Converter) which offers both warm and cool air, ceiling heating and lighting and the floor is laid to carpet. TV point.





BALCONY

11' 10" x 5' 0" (3.62m x 1.53m) Recently refurbished and extended balcony, constructed of timber with smoked glass panels. The balcony is South facing, overlooks the front of the house and has views of the marina, towards Bryher Island. There is an outside light.

STAIRS TO SECOND FLOOR

Light décor and carpet, with two cupboards on the landing, one of which houses the hot water tank which was replaced in 2021 and the other serves as an airing cupboard. There is ceiling lighting and heating with a smoke detector.

BEDROOM 3

11' 7" x 6' 10" (3.55m x 2.09m) Overlooking the rear of the garden this is a good-sized single bedroom with carpet, and white décor. Recently fitted new double-glazed window, ceiling heating and light fitting.

FAMILY BATHROOM

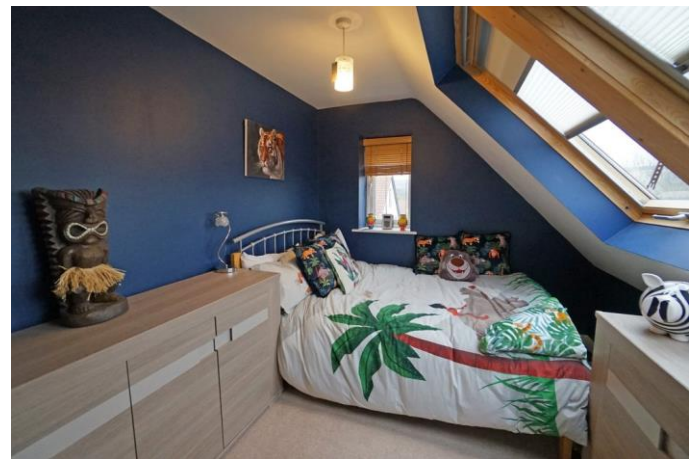
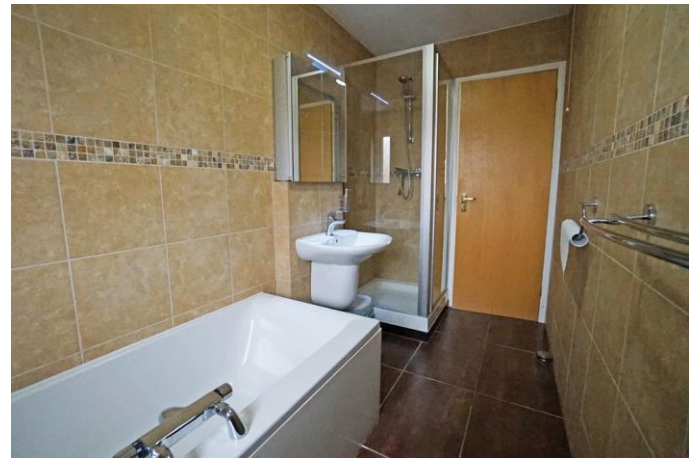
11' 6" x 5' 0" (3.52m x 1.53m) Refurbished in recent years this family bathroom has a fully tiled walls and floor and a modern white suite which comprises of a bath, wall mounted WC, wall mounted hand wash basin and separate shower cubicle. There is newly fitted opaque double-glazed window to the bathroom giving natural daylight and fresh air. There is underfloor heating and ceiling lighting.

MAIN BEDROOM

14' 9" x 12' 2" (4.50m x 3.71m) Looking out over the front of the property through the double-glazed window is the master bedroom. It has oak laminate flooring, light décor and ceiling lighting/heating. There is air comfort provided by the fitted air conditioning (DC Inverter) which provides both cool or warm air, whatever is needed. There is a built-in double wardrobe with sliding mirror doors. There is a door to the en-suite.

MAIN BEDROOM EN-SUITE

6' 6" x 3' 10" (1.99m x 1.18m) Fully tiled to both walls and floor, this modern en-suite is a great addition to any home. There is a shower cubicle, low level WC, and a wall mounted hand wash basin. Underfloor heating and ceiling lighting.



STAIRS TO THIRD FLOOR LANDING

The stairs take you up to the dormer landing where there are opaque windows to the side elevation surrounded by fitted bookshelves with a useful storage cupboard opposite. There is carpet underfoot and light décor. Doors to bedrooms 4 and 5, that are in the roof space. Smoke Detector.

BEDROOM 4

18' 9" x 8' 7" (5.73m x 2.63*m) *Dimension into eaves space. Bedroom 4 is a light eaves bedroom located in the eaves at the front of the property. With three Velux windows (and blinds) to the roof and one window to the front of the property. There is neutral carpet with light décor. There is useful eaves storage space and a air conditioning (DC Inverter) for both cool and warm temperature requirements. Smoke Detector and loft hatch.

BEDROOM 5

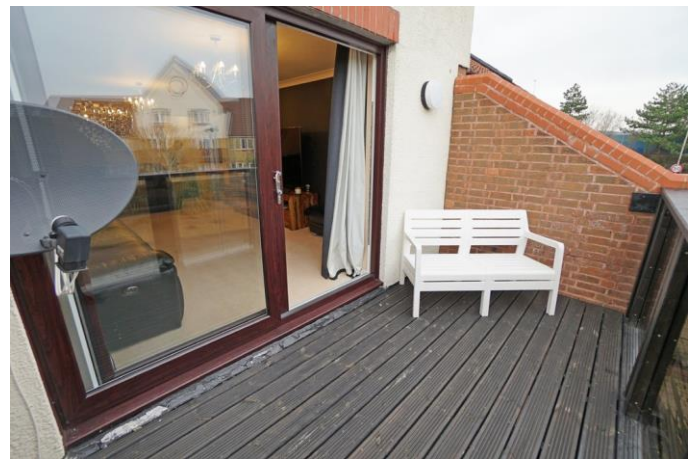
11' 5" x 8' 6" (3.48m x 2.61*m) *Dimension into eaves space. Bedroom 5 is a light eaves bedroom located in the eaves at the rear of the property. With two Velux windows (and blinds) to the roof and one window to the rear of the property. There is a neutral carpet with light décor. There is useful eaves storage space and an electric wall mounted heater.

GENERAL

Property is Freehold
 Council Tax Banding - E - Portsmouth City Council
 POSOL Service Charge - £1025.00 per annum
 Property is 100% owned
 Mains Water and Electric Heating - Underfloor and Ceiling heating panels
 Cable - Fibre available

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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, stairs and height data being an approximation and the responsibility is taken for any error or omission. This plan is for guidance purposes only. The layout, fixtures and fittings shown here are not intended to be a guarantee as to their availability or condition for sale.
 Made with SketchUp 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

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