



## Carne Place

Port Solent, Portsmouth, PO6 4SY

Asking Price Of

**£849,995**

Rarely Available, 4 Bedroom, EXTRA WIDE, recently refurbished property for sale in Carne Place, with extra wide 11 Metre Mooring. No onward chain.



# Property Features

- 4 Bedroom Extra Wide Town House
- Extra Wide 11 Metre Mooring
- East Facing
- Beautifully Renovated
- Lounge with Balcony
- Utility & Cloakroom
- No onward chain
- Close to Port Solent Boardwalk
- Neutral Decor throughout

## Full Description

### OVERVIEW

Rarely Available, 4 Bedroom, EXTRA WIDE, property for sale in Carne Place, one of only eight similar style properties built at Port Solent. The house has been recently refurbished by the current owners to include partial car port conversion, new kitchen, all new bathrooms, decor, flooring and complete new electrics throughout. The 11 Metre mooring which is situated at the end of the garden is suitable for a boat of up to 11.3 metres in length and has a maximum beam of 4.225 metres. Viewing is a must to appreciate all this property has to offer.

### CARPORT

10' 0" x 15' 4" (3.06m x 4.68m) The carport provides a covered entrance way with remote control wrought iron gates leading useful undercover storage area. Terracota tiled floor, light decor, door bell, inset spotlights to ceiling. Two storage cupboards and power points. Charcoal grey composite front door leads to:

### HALLWAY

9' 11" x 4' 1" (3.04m x 1.26m) Through the front door you are met with an entrance hall which has light décor to walls and grey floor tiles and inset spotlights to ceiling. Warm Up underfloor heating system. Here you will find the stairs leading to first floor and doors to utility room, cloakroom and kitchen. The stairs are currently fitted with a stair lift – if this is not required, we can discuss with owner if it can be removed.

### KITCHEN

17' 5" x 15' 4" (5.32m x 4.68m) The recently renovated kitchen offers a comprehensive collection of fitted units which are gloss white with a dark granite work surface. There is an extra-large island running the length of the kitchen with an extended hardwood breakfast bar. The flooring is a continuation of the flooring in the hallway, with grey tiles. The kitchen comes with an extensive range of appliances as follows:

Inset 1.5 bowl stainless steel sink - complete with constant hot water and waste disposal.

Neff Induction hob with extractor hood

Water Softener

Wine Cooler

2 Neff Ovens - Neff Induction Hob and Extractor

Neff American Fridge Freezer

Large Storage Cupboard housing fuse board

French doors take you to the marina side garden.

### UTILITY ROOM

7' 1" x 6' 7" (2.18m x 2.01m) This property has the added benefit of a utility room comprising spot lights and continuation of the grey tiled flooring:-

Inset Stainless Steel Blanco Sink

Gloss white storage units with white tiles

Washing Machine and Tumble Dryer

Under counter Fridge

Eye level Window





## CLOAKROOM

5' 2" x 3' 3" (1.60m x 1.00m) Grey tiled flooring with white fully tiled walls, wall hung WC with concealed cistern and wall hung hand basin complete with inset spotlights and large wall mirrors to both opposing walls.

## 1ST FLOOR LANDING

Light decor to walls with inset spotlights and grey laminate flooring. Doors to Bedroom 2, Lounge and Bathroom. Stair lift fitted to 2<sup>nd</sup> floor.

## BEDROOM 2

13' 0" x 15' 4" (3.97m x 4.68m) Bedroom two is a lovely size double bedroom with front aspect and 2 double glazed windows offering plenty of natural light. Continuation of grey laminate flooring, white decor to walls and inset spotlights to ceiling. Large number of built in wardrobe units and dressing table.

## LOUNGE

17' 5" x 15' 5" (5.32m x 4.7m) The lounge is a real feature of this property with mirrored wall all along one side making this light, airy room feel even bigger. The room is finished with light decor, inset spotlights and grey laminate flooring. Double glazed patio doors leading you to the balcony overlooking the garden and marina with fitted vertical blinds.

## BALCONY

15' 3" x 5' 10" (4.67m x 1.79m) Panoramic views across the marina fairway make this private balcony the perfect place to sit and relax and watch the hustle and bustle of marina life. Outside lighting allows you to maximise those summer evenings.

## BATHROOM

6' 11" x 5' 10" (2.12m x 1.80m) Benefiting from a white suite comprising wall hung WC and inset sink with white gloss vanity below. Bath with thermostatic shower fitted over and glass shower screen. The bathroom is fully tiled to walls and floor in light grey tiling with inset mosaic tiled strip over bath area. Illuminated wall mirror over sink, inset spotlights and heated towel rail.



## 2ND FLOOR LANDING

Light decor to walls with inset spotlights and grey laminate with doors to Bedroom 1, 3 & 4 and Bathroom.

## BEDROOM 3

9' 10" x 8' 11" (3.00m x 2.74m) Bedroom 3 is at the front of the property, with window, grey laminate and inset spotlights. A white built in cupboard completes this room.

## BEDROOM 4

13' 1" x 6' 0" (4.01 (max)m x 1.83m) Bedroom 4 is at the front of the property, with window, grey laminate and inset spotlights. White built in cupboard complete this room.

## BATHROOM

5' 10" x 6' 11" (1.80m x 2.12m) Benefiting from a white suite comprising bath with thermostatic shower fitted over with glass shower screen, inset sink with white gloss vanity below and wall hung WC. Illuminated wall mirror and heated towel rail. Fully tiled walls and flooring with feature inset mosaic strip. Inset spotlights to ceiling.

## MAIN BEDROOM

15' 3" x 15' 4" (4.65 (max)m x 4.69m) The main bedroom is a spacious, double room filled with natural light and is situated to the rear of the property. It has full height opening windows to Juliet balcony with views to the marina. The room is decorated in neutral decor with grey laminate flooring and inset spotlights to the ceiling. White built in wardrobes and dressing table complete this room.

## MAIN BEDROOM ENSUITE

5' 9" x 5' 10" (1.77m x 1.79m) This ensuite is designed as a wet room with fully tiled walls and flooring. It is fitted with walk in shower with fixed rain style shower separate handheld shower. There is a wall hung WC with concealed cistern and wall hung hand basin with white gloss vanity unit fitted under. Mirror and towel rail. Inset spotlights to ceiling.

## GARDEN

15' 3" x 20' 4" (4.65m x 6.22m) This marina facing garden comes complete with decking, outside tap and access to your own 11 Metre Private Mooring with electricity.

## 11 METRE MOORING (T25)

Attached to the rear of the garden is this private extra wide head and 11 metre mooring which will accommodate a vessel of up to 11.3 metres in length and a maximum beam of 4.225 metres. (Water width is 4.625 metres). The marina is a safe and secure environment to keep a vessel and to have it on the end of your garden is a unique bonus.

## OTHER INFORMATION

- Price (£) - 849,995
- Tenure - Property (Freehold) and Mooring (Leasehold)
- Length of lease (years remaining) – 115 Years (Mooring)
- Annual service charge amount (£) - £1025.73 (House) and £376.36 (Mooring)
- Service charge review period (year/month) February Yearly
- Council tax band (England, Wales and Scotland) - Band F Portsmouth City Council - £2861 2023/2024
- 100% of the property being sold
- Property is Mains water and electricity supply - Under floor and ceiling heating.
- Cable services - Fibre available

## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

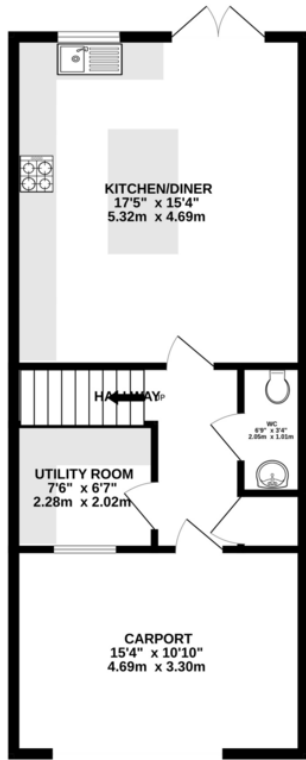
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed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



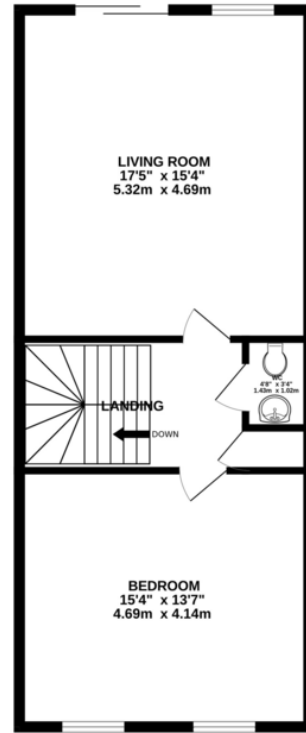




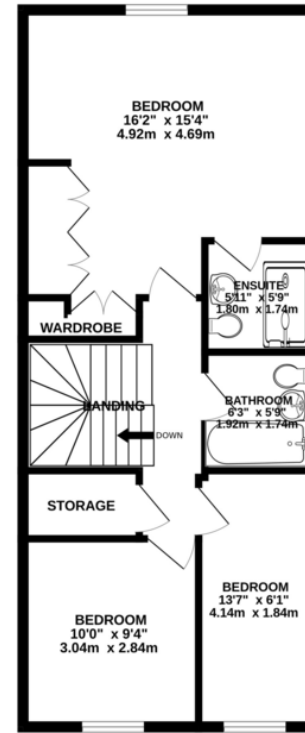
GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



2ND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1752 sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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