



Newlyn Way  
Port Solent, Portsmouth, PO6 4TN

**Three Bedroom End Terraced House with Car Port**

RENT

**£1,500 pcm**

# Property Features

- 3 Bedroom End of Terrace Waterside Property
- Neutral Decor
- Unfurnished
- Car Port & Driveway
- Kitchen/Dining Room
- Marina Views
- Lounge with Balcony
- Near to Port Solent Boardwalk
- Cloakroom
- Electric Heating

## OVERVIEW

This three bedroom end of terrace waterside property, is now available for rent on an unfurnished basis. Situated in Newlyn Way, Port Solent, the South Coast's popular marina complex.

With the Boardwalk only a few minutes' walk away, Port Solent offers an excellent array of bars, restaurants and shops, as well as a David Lloyd gym and multi-screen cinema for that relaxing waterside experience.

For the keen yachtsman, Port Solent is accessed via a 24/7 manned lock, and the marina provides safety and security for both yachtsman and vessel.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the city.

## ROOM MEASUREMENTS

**Car Port** - 14' 8" x 9' 4" (4.48m x 2.86m) Narrowest entrance - 2.4 metres wide

**Entrance Hall** - 10' 11" x 7' 5" max (3.35m x 2.28m)

**Cloakroom** - 7' 6" x 4' 8" (2.30m x 1.43m)

**Bedroom 3/Office** - 10' 9" x 5' 6" (3.30m x 1.70m)

**Kitchen/ Breakfast Room** - 15' 5" x 11' 9" (4.70m x 3.60m)

**Living Room** - 15' 5" x 12' 0" (4.70m x 3.66m)

**Bedroom One** - 11' 6" x 9' 0" (3.52m x 2.75m)

**Bedroom Two** - 11' 6" x 6' 0" (3.52m x 1.83m)

**Bathroom** - 7' 8" x 4' 10" (2.35m x 1.48m)



## PROPERTY DESCRIPTION

Presented in good order throughout, this property would make the ideal home for a couple or small family.

The house is decorated in neutral colour scheme throughout and offers the following accommodation:

On the ground floor there is a welcoming entrance hall with stairs to first floor and doors leading to Bedroom 3, the ground floor shower room and kitchen/breakfast room.

Bedroom 3 is a single ground floor room which can be used as either a smaller bedroom or would be ideal as a home office space.

The kitchen/dining room is fitted with a range of cupboards and has built in appliances to include fridge/freezer, dishwasher, ceramic electric hob, built in single oven and microwave. The dining area has full height sliding patio doors which lead out onto the rear garden.

Upstairs from the landing there are double doors which lead into the first floor living room. This room is a real feature of the property as it has full height sliding patio doors across the width of the room, which fill the room with natural light. They lead onto the balcony which offers a great place to sit and relax and take in the morning sunshine.

Then there are 2 further bedrooms situated to the front aspect of the property. The main bedroom is a double room with built in double wardrobe, the 2nd bedroom is a good size single, again with a built-in mirrored wardrobe. The family bathroom is fitted with a white suite consisting of bath, low level WC and pedestal wash hand basin.

Outside the property to the front aspect there is a block paved driveway leading to the integral car port, so ample parking for 2 cars. To the rear there is an East facing garden laid out decking and shingle. The mooring at the end of the garden will be occupied by the owners' boat, so is not available for the tenant's use.

Please call now if you would like to arrange a viewing.



## GENERAL INFORMATION

Council Tax - Band 'F' - Portsmouth City Council

Holding Deposit - One Week's Rent

Security Deposit - Five Weeks' Rent

No Students

Non Smokers

No Multiple Occupants



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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