

Bryher Island

Port Solent, Portsmouth, PO6 4UE

£785,000

Exclusive 3 Bedroom South Bryher Island Property for sale with 11 Metre Mooring. A very sought after and excellently presented property on the south side of the prestigious Bryher Island. This 3-bedroom marina home comes with many exciting features, such as an 11 metre berth at the bottom of the garden, fabulous feature living room, modern contemporary kitchen/dining, all bedrooms ensuite and a good sized southerly facing garden that enjoys all day sunshine. This property should be viewed to appreciate all that is on offer.



Property Features

- 3 Bedroom South Bryher Island Property
- Modern & Contemporary Home
- 11 Metre Mooring
- South Facing Marina Garden
- Open Plan Kitchen / Dining
- Lounge with Balcony overlooking marina
- All Bedrooms Ensuite
- Close to Port Solent Boardwalk
- No Onward Chain
- Must be seen to fully appreciate all that is on offer!

Full Description

OVERVIEW

Exclusive 3 Bedroom South Bryher Island Property for sale with 11 Metre Mooring. A very sought after and excellently presented property on the south side of the prestigious Bryher Island. This 3 bedroom marina home comes with many exciting features, such as an 11 metre berth at the bottom of the garden, fabulous feature living room, modern contemporary kitchen/dining, all bedrooms en-suite and a good sized southerly facing garden that enjoys all day sunshine.

HALLWAY

15' 8" x 6' 1" (4.80m x 1.87m) Good size hallway with ceramic tiled flooring, ceiling downlights and coving, controls for ceiling heating, doors to primary rooms, staircase with wooden balustrade and chrome spindles rising to first floor.

UTILITY ROOM

5' 11" x 5' 7" (1.81m x 1.72m) Useful additional space, ceiling downlights, wall unit with wooden work surface, tiled flooring, plumbing for washing machine, space for tall fridge/freezer, envelope window and power points.

CLOAKROOM

5' 7" x 3' 2" (1.71m x 0.98m) Tiled flooring, concealed cistern w.c., extractor fan, wash hand basin with mixer, mirror and ceiling downlights.

KITCHEN / DINING ROOM

19' 10" x 12' 1" (6.07m x 3.69m) This modern contemporary kitchen offers a great social entertaining space with a range of cream wall and base units with granite worktop.

All the appliances are Neff and consist of:-

- 2 Ovens / Microwave / Coffee Machine / Induction Hob with feature hood over
- Full height Fridge/Freezer
- Wine Fridge
- Built in Dishwasher
- Waste Disposal Unit

In the breakfast/dining area, floor to ceiling bifold doors bring the outside in, providing all day sunshine.

GARDEN

20' 11" x 12' 9" (6.40m x 3.91m) With magnificent unobstructed views up and down the marina fairway this southerly facing garden is an ideal space for entertaining. Power points and water taps.



11 METRE MOORING

From the garden you come to the residential 11 metre mooring at the bottom of the garden, the jewel in the crown of this property. Maximum vessel size 11.3 metre length overall and 3.225 metres beam.

STAIRS TO FIRST FLOOR

Landing with wooden balustrade and chrome spindles, doors to primary rooms, power points.

LOUNGE

19' 10" x 12' 0" (6.06m x 3.68m) Once you step into the living room the house really starts to show its splendour. The room has a light and fresh feel to this spacious room. The patio doors lead you onto the balcony which stretches across the full width of the property and overlooks the main marina fairway. Light streams in through the patio doors making this a perfect place to relax and take in the view. Offered with full length curtains and voiles inset floor lighting and equipped with ample power sockets, telephone point, digital aerial point, remote door entry system and heating controls.

BALCONY

5' 5" x 12' 0" (1.66m x 3.68m) Panoramic and uninterrupted views across the main 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.



BEDROOM 3

12' 5" x 11' 10" (3.79m x 3.61 max narrowing to 1.88m) Double glazed windows with white venetian blinds to front aspect with wood flooring, controls for ceiling heating, power points.

BEDROOM 3 ENSUITE

7' 2" x 5' 6" (2.19m x 1.68m) Fully tiled en-suite with bath with shower over, sink and low-level WC within enclosed vanity unit with cupboard under, ceiling downlighters, mirror and wall mounted radiator.

STAIRS TO SECOND FLOOR

Landing with wooden balustrade and chrome spindles, doors to primary rooms, power points.

MAIN BEDROOM SUITE WITH ENSUITE

19' 10" x 12' 2" (6.06m x 3.73m) This is a gorgeous main bedroom suite housing six floor to ceiling wardrobes with inset dressing table to one wall with hanging space and shelving, controls for ceiling heating, grey carpet, coving, twin double glazed doors with curtains and voile to Juliette balcony with outstanding views over the Marina basin.

Step up to the open plan en-suite, fully tiled floor and walls, low level wc with sink and wall mounted radiator with ceiling downlighters. Walk-in shower with monsoon shower head and separate wand.

LANDING

Landing with wooden balustrade and chrome spindles, doors to primary rooms, storage cupboard built into the eaves, power points.

BEDROOM 2

12' 4" x 9' 11" (3.78m x 3.04m) Double glazed windows with venetian blinds to front aspect with far reaching views towards Portsdown Hill in the distance, ceiling downlights and coving, light carpet, recessed area with power points and telephone point, built-in wardrobes with hanging rail and shelving, controls for ceiling heating, door to:

BEDROOM 2 ENSUITE

7' 1" x 2' 7" (2.18m x 0.80m) Fully tiled ensuite with enclosed shower, wall mounted sink and vanity unit, low level wc with ceiling downlighters and wall mounted radiator.

OTHER INFORMATION

- Tenure - House Freehold and Mooring Leasehold
- Length of lease (years remaining) – 114 YEARS
- Annual service charge amount (£) House: £1025.73
Mooring: £376.36
- Service charge review period - February - Annually
- Council tax band - Band G - Portsmouth City Council
- 100% of property being sold
- Mains Water and Electric Heating
- Broadband – Fibre Available







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	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 are 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