

## Carbis Close

Port Solent, PO6 4TW

# £657,000

Beautifully presented 3 bedroom end of terrace town house with 11m mooring. The property has been developed historically to create a large master bedroom and larger kitchen dining area. The property is modern throughout and must be viewed to fully appreciate.



# Property Features

- Large, Extended Modern Kitchen
- Under Balcony Extension
- Fantastic Views
- Balcony
- Two En-Suite Bedrooms
- Carport & Driveway
- Modern Throughout
- End Of Terrace
- Quiet Cul-De-Sac Location
- 11 Metre Mooring

## Full Description

### **DRIVEWAY & CARPORT**

(4.56M X 3.00M) & (4.47M X 2.86M)

### **REAR GARDEN**

17' 8" x 15' 1" (5.41m x 4.62m)

### **HALLWAY**

11' 0" x 7' 5" (3.36m x 2.28m)

### **BEDROOM 3/OFFICE**

10' 9" x 5' 7" (3.29m x 1.71m)

### **KITCHEN/DINING ROOM**

17' 9" x 15' 5" (5.43m x 4.71m)

### **BEDROOM 2**

10' 9" x 15' 3" (3.29m x 4.65m)

### **BEDROOM 2 EN SUITE**

7' 9" x 4' 9" (2.37m x 1.47m)

### **LIVING ROOM**

15' 10" x 15' 5" (4.83m x 4.71m)

### **BALCONY**

15' 3" x 4' 11" (4.65m x 1.52m)

### **MAIN BEDROOM**

12' 2" x 15' 5" (3.73m x 4.72m)

### **MAIN BEDROOM EN-SUITE**

12' 9" x 4' 9" (3.89m x 1.47m)

### **11 METRE MOORING**

### **PORT SOLENT**

Port Solent Portsmouth provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments.

The Boardwalk provides shopping, bars, restaurants, a multi-screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

### **PROPERTY OVERVIEW**

Located in the quiet area of Carbis Close, this three bedroom end of terrace house is modern throughout and benefits from glorious Easterly and Southerly views of the Marina from the rear of the property. There is parking for up to three vehicles including the carport which has lockable iron gates with glass panels.

The modern kitchen area has had the under balcony extension which creates a fantastic larger social space finished with patio sliding doors into the garden.



The ground floor consists of the 3rd bedroom, cloakroom with storage cupboard and the large kitchen dining and lounge area.

The 1st floor has been carefully thought out to create a large lounge with patio doors onto the balcony and a large double bedroom with a plethora of built-in wardrobes. There is also a light and modern en suite which consists of a bath, shower enclosure, WC and basin.

The original loft space has been developed to create the main bedroom with en suite. The bedroom has views across the Marina and the en suite consists of a shower enclosure, WC and basin.

Attached to the rear of the garden is this private mooring which will accommodate an 11.3 metre vessel. 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.

Maximum Length: 11.3 Metres

Maximum Width: 4.625 Metres

Maximum Beam: 4.225 Metres

### GENERAL INFORMATION

- Price (£) - £657,000
- Tenure - House Freehold and Mooring Leasehold
- Length of lease (years remaining) 116 Years - Mooring
- Annual service charge amount £1036.55 House and £382.59 Mooring
- Service charge review period (year/month) - February - Yearly
- Council tax band (England, Wales and Scotland) - Band G - Portsmouth City Council
- 100% of the property being sold

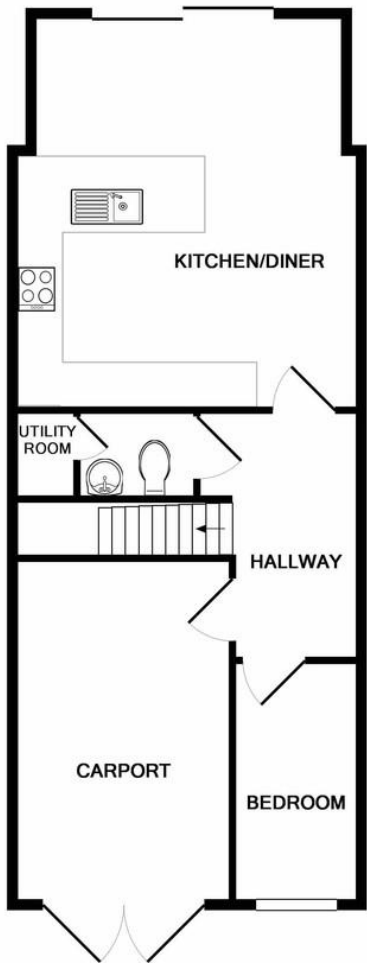


**VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD**

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  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)

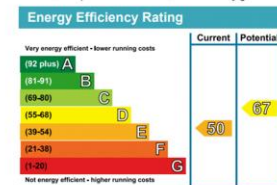


2ND FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1400 SQ.FT. (130.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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