



Rampart Row

Haslar Marina, PO12 1HT

Offers In Region Of

£355,000

Thoroughly Renovated Three Bedroom Townhouse with garage and driveway parking adjacent to Haslar Marina offering views to Portsmouth Harbour and Haslar Marina to the front aspect and views over Haslar Lake to the rear. This house really must be viewed to appreciate all it has to offer. No Forward Chain.



Property Features

- Three Bedrooms
- Two Bathrooms
- Sea and Marina Views
- Modernised Throughout
- West Facing Balcony
- Close to Town Centre and Passenger Ferry
- Garage and Driveway Parking
- Double Glazing Throughout
- No Forward Chain

OVERVIEW

This three-storey townhouse, built in the 1980's has been extensively modernised throughout to a high standard by the present owners. Situated next to Haslar Marina this delightful home as views to Portsmouth Harbour to the front aspect and Haslar Marina to the rear and is offered with no forward chain.

The house itself is situated next to Haslar Marina, which is a prime marina on Portsmouth Harbour due to its proximity to the harbour mouth and the Solent beyond. The marina has new restaurant and bar facilities which are open to non members.

High Street shops and supermarkets a short walk away via road or along the pretty harbour side/marina promenade.

This pathway also leads to the passenger ferry which crosses 4 times per hour to Portsmouth Harbour. There you can pick up national coaches, local buses or trains from the mainline station which has direct trains to London and many other destinations to include, Southampton, Brighton, Salisbury and Winchester to name a few.

Ideal as a main home, but also due to its location and views, this house has great potential as an investment (ideal for AirBnb), or as a second home for marina members, who want superior accommodation while they are visiting the area. The owners are prepared to include most of their modern furniture and fittings at no further cost, on request.

ROOM MEASUREMENTS

Entrance Hall - 3.56m x 1.69m (11' 8" x 5' 6")
Ground Floor Bedroom 3 - 2.56m x 2.90m (8' 4" x 9' 6")
Shower Room - 2.56m x 1.03m (8' 4" x 3' 4")
First Floor Landing - 5.46m x 1.77m (17' 10" x 5' 9")
Kitchen - 3.97m x 2.33m (13' 0" x 7' 7")
Living Room - 4.20m x 3.43m (13' 9" x 11' 3")
Balcony - 4.43m x 1.77m (14' 6" x 5' 9")
Second Floor Landing - 1.81m x 1.32m (5' 11" x 4' 4")
Bedroom One - 4.20m x 3.24m (13' 9" x 10' 7")
Bedroom Two - 3.23m x 3.22m (10' 7" x 10' 6")
Bathroom - 2.30m x 2.13m (7' 6" x 6' 11")
Garage - 5.30m x 2.44m (17' 4" x 8' 0")
Enclosed Rear Courtyard Garden with outside tap and outside power socket



PROPERTY DESCRIPTION

Situated in a quiet, private development, this home faces East to the front aspect and overlooks a seawater lake and views beyond to Portsmouth Harbour and the Spinnaker Tower. The lake is sluice controlled and receives frequent morning visits from Cormorants, Egrets and Herons for those who are interested in wildlife.

The accommodation offers entrance hall where you will find an internal door to the garage, plus a door to the ground floor bedroom and a modern staircase constructed from oak and stainless steel leading to the first floor. The ground floor third bedroom has a useful built in wardrobe and ensuite modernised shower room, which would make this an ideal space for a family member or your guests. From this room there are double glazed patio doors leading to the 'sun trap' private patio garden with outdoor power sockets and light.

On the first floor landing there is a large floor to ceiling window which fills the landing with natural light and the current owners use this area as a seating area to sit and enjoy morning coffee while taking in the view.

To maximise the natural light flowing from front to back through the property the owners created a mainly (fire) glass partition wall to separate the landing and living areas. Finished with oak glass doors to kitchen and living room to keep that contemporary feel.



The centre piece of this home is the kitchen/living room on the first floor. The kitchen is fitted with Magnet 'cream gloss' floor and wall units with integrated appliances to include Zanussi ceramic hob with extractor over, Electrolux electric oven with grill/microwave over, Zanussi slimline dishwasher and built in fridge/freezer. There is a breakfast bar fitted at one end for your convenience.

The lounge area is fitted with laminate flooring which has thermostat controlled under floor heating and has patio doors which lead out onto the West facing balcony which overlooks the marina facilities and large tidal inlet behind the marina. Outside power socket fitted.

From the 2nd floor landing there is a large loft hatch with pull down ladder for additional storage options. Two further double bedrooms, one to the front aspect which has views to Spinnaker Tower and also has a large built in storage cupboard. The main bathroom is fitted with a large shower cubicle, bidet, WC with concealed cistern and inset wash hand basin, which is built into white gloss vanity units offering plenty of storage. Natural light is provided via a 'light tunnel' and there are also inset spotlights to the ceiling. This room is fitted with underfloor heating.

The integral garage is fitted with electric roller door and has light and power. Hotpoint washing machine and pressurised hot water tank installed here.

There is space for parking on your driveway and residents are also entitled to register one car courtesy of Haslar Marina in the car park opposite.

To appreciate all this property has to view, please arrange

your viewing now!

GENERAL INFORMATION

House - Freehold

Council Tax Band D - Gosport Borough Council

Mains Water Supply

Economy 7

Electric Heating via underfloor heating and wall heaters

Broadband - Fibre Available

VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

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.







Floor 0



Floor 1



Floor 2



Approximate total area^m

1066.78 ft²
99.11 m²

Reduced headroom

15.23 ft²
1.41 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

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