



Carbis Close

Port Solent, Portsmouth, PO6 4TW

Asking Price Of

£595,000

Beautifully presented three bedroom marina side home with South Easterly marina views to the rear. This lovely home comes with driveway parking and secure car port, pretty marina side garden with 11 metre mooring situated at the end. Viewing is essential!



Property Features

- Three Bedrooms
- Kitchen/Breakfast Room
- Neutral Decor and Carpets
- 11 Metre Mooring at End of Garden
- South East Facing Balcony
- Secure Car Port with Security Gates
- Modern Bathrooms
- Lovely Marina Views to Rear

OVERVIEW

This lovely three bedroom home is situated in Carbis Close, Solent. Offered with driveway parking, secure carport and 11 metre mooring at the end of the garden - this is one not to be missed!

Port Solent marina offers a wide variety of bar and restaurants, a David Lloyd Leisure Centre and Odeon Cinema. Conveniently located with easy access to the M27 and M275 motorways and with Portchester train station nearby, it is an ideal location for onward travel.

For the keen yachtsman, the marina basin is only a few minutes walk from the property and has many moorings available for rent.

Accessed via a 24/7 manned lock, 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

5' 4" x 11' 11" (1.65m x 3.65m) Carport - 4.76m x 3.69m (15' 7" x 12' 1")
Entrance Hall - 2.01m x 1.30m (6' 7" x 4' 3")
Cloakroom - 1.01m x 2.28m (3' 3" x 7' 5")
Kitchen/Breakfast Room - 3.67m x 4.65m (12' 0" x 15' 3")
Lounge - 3.69m x 5.69m (12' 1" x 18' 8")
Balcony - 1.65m x 3.65m (5' 4" x 11' 11")
Bedroom Two - 3.67m x 3.01m (to wardrobe)
Ensuite - 2.04m x 1.06m
2nd Floor Landing - Two storage cupboards
Bedroom Three - 3.69m x 2.02m
Bathroom - 3.67m x 1.57m
Main Bedroom - 4.63m x 3.70m
Ensuite - 2.0m x 1.20m
Rear Garden - 6.27m x 3.61m
11 Metre Mooring with Power and Water

PROPERTY DESCRIPTION

This property is presented in very good order throughout and has been recently redecorated in neutral colour scheme by the current owners.

As you approach the property you will see there is driveway parking for one car and a secure carport with gates with privacy glass included. The carport itself is wide enough to park a 2nd car and also includes 2 useful storage cupboards.

From the entrance hall you will find doors to the ground floor cloakroom and kitchen, plus stairs leading to the first floor. The kitchen /breakfast room is fitted with a range of solid wood wall and floor cupboards with black granite worktop and built in appliances to include electric hob and oven and dishwasher.



There is a free-standing American fridge/freezer that will be staying with the property and double glazed patio doors which lead to the rear garden. There is plenty of space for a large table and chairs for entertaining family and friends.

The kitchen overlooks the pretty marina side garden which has a South-Easterly aspect and benefits from all day sunshine. At the end of the garden you will find the 11 metre mooring.

On the first floor there is a double bedroom to the front aspect with ensuite shower room, plus built in wardrobe. The large lounge is decorated in calming, neutral colour scheme has sliding patio doors which lead out onto the balcony. Here you will see amazing views to the marina - a great place to sit and relax and take in the view!

The 2nd floor has a modern, contemporary main bathroom fitted with bath, sink and WC, bedroom 3 to the front aspect and the large main double bedroom with ensuite shower room. This room also benefits from marina views.

Overall this house is presented in very good order and ready to move in to!

Call now to arrange a viewing.



USEFUL INFORMATION

PORT SOLENT MANAGEMENT CHARGE

House- Circa £1078.45 per year

Berth- Circa £424.69 per year

COUNCIL TAX BAND

Band F - Portsmouth City Council

Mains Water Supply

Electric Heating via Underfloor and Ceiling Heating.

Broadband - Fibre Available

Parking - Carport and driveway

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES ONLY

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 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