

## Carne Place

Port Solent, Portsmouth, PO6 4SY

Asking Price Of

**£435,000**

Rarely available three bedroom terraced house situated in popular Carne Place at Port Solent. This house has stunning West facing water views towards Portchester Castle. It has a large conservatory added to the rear which leads onto the pretty walled garden. Must be viewed to appreciate all it has to offer!



# Property Features

- Two/Three Bedrooms
- Large Conservatory
- West Facing Garden
- Water Views to Portchester Castle
- Car Port and Driveway Parking
- Kitchen with Appliances
- Balcony with West Facing Views
- Pretty Enclosed Rear Garden
- Electric Heating
- No Forward Chain

## Full Description

### OVERVIEW

This property is situated in the quiet residential road of Carne Place at Port Solent. The rear of the property has a West facing aspect and the balcony has far reaching views across the Harbour and to Portchester Castle. These properties rarely come up for sale and so hurry to book your viewing before it is snapped up!!

Port Solent provides a relaxed lifestyle with either house or apartment living. 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 (Havant Station 15 mins away by car) and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

### ROOM MEASUREMENTS

Entrance Hall - 3.35m x 2.35m (10' 11" x 7' 8")  
Shower Room - 2.28m x 1.38m (7' 5" x 4' 6")  
Bedroom 3 - 3.29m x 1.69m (10' 9" x 5' 6")  
Kitchen/Breakfast Room - 4.68m x 3.49m (15' 4" x 11' 5")  
Conservatory - 4.38m x 3.09m (14' 4" x 10' 1")  
Landing - 3.05m x 2.89m (10' 0" x 9' 5")  
Lounge - 4.65m x 3.69m (15' 3" x 12' 1")  
Bathroom - 2.34m x 1.45m (7' 8" x 4' 9")  
Bedroom One - 3.56m x 2.74m (11' 8" x 8' 11")  
Bedroom Two - 3.52m x 1.83m (11' 6" x 6' 0")  
Balcony - 4.69m x 1.46m (15' 5" x 4' 9")  
Car Port - 4.10m x 3.01m (13' 5" x 9' 10")  
Rear Garden

### PROPERTY DESCRIPTION

Marina Life Homes are delighted to bring to market this lovely home which is situated in Carne Place at Port Solent. The house has a West facing aspect to the rear of the property with delightful views to the Harbour and Portchester Castle.

Upon arrival at the house you first approach the driveway which then leads into a spacious car port, which can be used for parking or your storage needs. There are 2 small cupboards, one housing the meters, to the rear of the car port.

On the ground floor there is good size hallway with stairs leading to the first floor, a useful storage cupboard, and doors leading to the ground floor Bedroom 3, shower room and kitchen/breakfast room.



The kitchen/breakfast room is fitted with a comprehensive range of wall and floor cupboards for and also has built in appliances to include electric hob, double oven, fridge/freezer and dishwasher.

From the dining area patio doors you enter into a spacious UPVC conservatory which provides a fantastic additional living space and which has double patio doors that lead out onto the pretty rear garden. This room has wall lights and blinds fitted to the roof and windows.

The first floor landing has a useful airing cupboard which houses the hot water tank and there are doors leading to the bedrooms, bathroom and living room.

The property has been slightly altered so the wall between Bedroom 1 and Bedroom 2 has been partially opened up to provide one larger bedroom. This plasterboard wall could easily be reinstated back to 2 separate bedrooms if required. Both rooms have windows to the front aspect and both have a built in mirrored wardrobe and both doors are still present.

The bathroom is fully tiled and fitted with a white suite with gold coloured fittings and includes bath with shower attachment, WC and pedestal wash hand basin.

The main feature of this lovely home is the spacious first floor living room, which has a large, recently fitted patio door which leads out onto the balcony and fills the room with natural light. This room is fitted with a built in unit along one wall and the views from here and the balcony to the Harbour beyond are stunning.



The property has underfloor electric heating to the ground floor and ceiling heating panels to the first floor rooms.

To the exterior the rear garden is fully enclosed with a brick wall to the rear. There is a patio area immediately outside the conservatory and a small lawned area with border to the edge containing low level mature shrubs and plants. There is a small wooden shed.

This property is offered with vacant possession and does need to be viewed to appreciate all it has to offer.

### **USEFUL INFORMATION**

PORT SOLENT MANAGEMENT CHARGE

House- Circa £1078.45 per year

COUNCIL TAX BAND

Band E - Portsmouth City Council

Mains Water Supply

Electric Heating via Underfloor and Ceiling Heating.

Broadband - Fibre Available

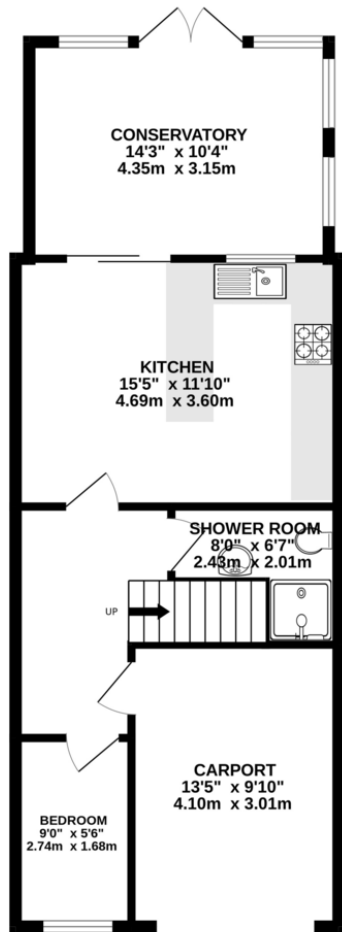
### **VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY**

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.

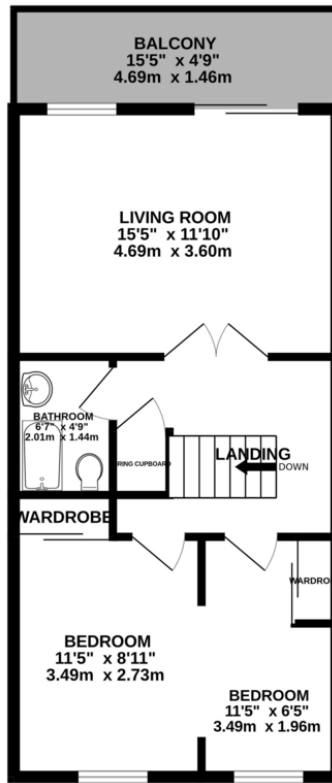




GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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