



## Carne Place

Port Solent, Portsmouth, PO6 4SY

RENT

**£1,595 pcm**

Marina Life Homes are delighted to offer for let this four Bedroom townhouse on the west side of Port Solent Marina. Situated in a quiet road with private drive, carport and visitor parking close by, this property offers views of the Portsmouth Harbour basin and Port Solent Marina, with a sunny south west aspect to the Balcony. Available for 6 months only.



# Property Features

- 4 Bedroom Townhouse in a quiet Location
- Available Six Month Let Only
- Lounge with patio doors to Balcony
- Loft conversion
- Double glazed
- Sea Views from Balcony
- Private Enclosed Garden
- Private Parking for 2 cars
- Garden with Summerhouse
- Solar Panels Installed

## Full Description

### OUTSIDE

This fantastic marina home is located in Port Solent, the South Coast's Premier Marina complex, and is situated in Carne Place, a quiet residential street, on the far west side of the marina development. The front of the property is well tended by the maintenance company and is overlooked by the balcony, which is just off the living room. The property has recently had solar panels installed including battery and grid balancing capability. There is an enclosed rear private garden which has a patio area, and garden summer house. There is ample separate parking on Carne Place for visitors, with car parking space for 2 cars on the property.

### BRICKED DRIVEWAY

28' 3" x 12' 3" (8.62m x 3.75m) Brick Paved Drive with mature planted borders, outside light and post box, wrought iron gates to carport (all external gardening and maintenance is carried out by contractors)

### CARPORT

15' 6" x 12' 0" (4.74m x 3.68m) The carport provides a covered entrance way leading to a black composite front door with opaque windows. You will find tiled floor, light decor, doorbell, outside lighting, master lock key safe and storage cupboard. Front door leads to:

### ENTRANCE HALL

6' 7" x 6' 2" (2.02m x 1.89m) Through the front door you are met with an entrance hall which has light décor to walls, real wood skirting and large slate effect flooring.

### CLOAKROOM

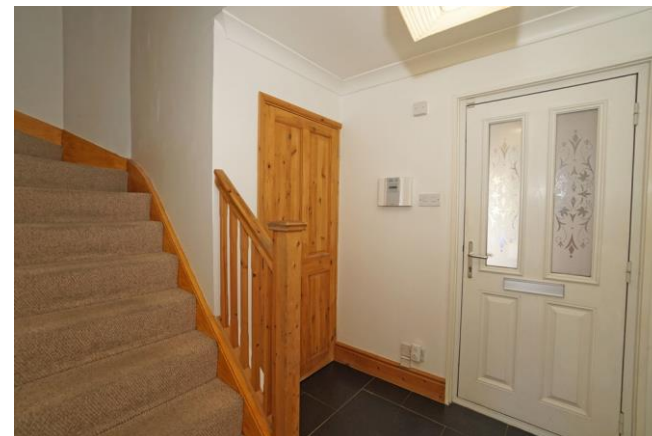
5' 6" x 3' 4" (1.68m x 1.02 plus recess for washer/dryer) Slate effect flooring, feature wood panelling in light grey with remainder light decor to walls, white suite comprising a low level WC, wall mounted sink with chrome taps, ceiling lighting and heating, plumbing for a washer/dryer and cupboard housing the Plumbsoft system.

### KITCHEN / DINING ROOM

14' 2" x 12' 1" (4.32m x 3.69m) Through the door from the hall enter the kitchen/dining room with patio doors leading to the enclosed garden. The kitchen is decorated in light decor to walls with slate effect tiled flooring and chrome sockets and switches providing a modern ambience within this room. Manufactured by Magnet, this kitchen is fitted with a contemporary range of light wood wall and base units with granite effect contrasting worktops in black. Complimenting this kitchen is a large stainless-steel basin with swan neck chrome mixer tap and chrome under cupboard lighting. The house is also served by a water softening system which is in one of the cupboards.

Appliances include:

- Full height fridge and freezer
- Neff ceramic hob
- Neff electric oven and grill
- Neff microwave
- Hotpoint stainless steel extractor
- Candy Dishwasher



In addition, the kitchen benefits from ceiling lighting, under floor heating and TV/telephone points.

Ample space for a dining table, makes this the perfect kitchen/diner. The double glazed, white framed patio doors lead to the private garden.

### **GARDEN**

36' 8" x 12' 3" (11.2m x 3.75m) This spacious private enclosed garden is fully secure with a wall to the left border and fencing to the right and at foot of the garden. This garden provides a decking area directly from the patio doors with the remainder laid to artificial grass. The property boasts the addition of a timber framed summer house at the foot of the garden, extending those summer evenings.

### **SUMMER HOUSE**

9' 7" x 9' 5" (2.93m x 2.89m) This timber framed summer house is an asset to any property. The summer house features double lockable doors with glass panelling to the front aspect creating a light and airy atmosphere. In addition to these features, the summer house is fitted with electricity points and feature downlighters to the entrance, enhancing its use.

### **STAIRS TO 1ST FLOOR LANDING**

#### **BEDROOM 3**

12' 0" x 10' 10" (3.68m x 3.31m) Bedroom three is a generously sized room overlooking the rear of the property. A two sliding mirror door wardrobe is built in for all your storage needs. With light décor to the walls and neutral carpet, this room is complimented by the 2 white double-glazed windows offering ample natural light. You will find white sockets and switches, 2x vent points and a ceiling heating thermostat, finished with real wood skirtings.

#### **LIVING ROOM**

18' 4" x 12' 0" (5.59m x 3.68m) This is a good-sized room with light décor to the walls and white ceiling and coving. Real wood flooring leads to the white framed patio doors onto the southwest facing balcony. You will find ceiling lighting, heating and intercom, satellite TV connection and telephone points within this room.



## BALCONY

12' 3" x 6' 8" (3.74m x 2.04m) Overlooking the front of this property this balcony was rebuilt in 2018 and it enjoys a sunny south-westerly aspect, with views across the upper reaches of Portsmouth Harbour and Port Solent Marina basin. Constructed of wood decking and panels with outside lighting. This balcony provides ample space for outside entertaining.

## STAIRS TO 2ND FLOOR LANDING

Two real wood double storage cupboards housing the hot water system, with plenty of storage and shelving space. Carpet and light decor, stairs leading to the attic room. The water heater benefits from a booster that is powered from the solar installation which effectively reduces or eliminates any requirement from the grid.

## MAIN BEDROOM

18' 3" x 12' 1" (5.58 maxm x 3.69m) Overlooking the front aspect. This large master bedroom benefits from views reaching across Portsmouth Harbour. This master bedroom is presented with light décor to the walls, neutral carpet, and ceiling light and heating. Light streams in via the large triple pane window. TV aerial and telephone points can be found within this room.

## MAIN BEDROOM ENSUITE

6' 6" x 3' 9" (2.00 into shower roomm x 1.16m) This fully tiled master ensuite has a white suite comprising of a low-level WC, modern walk-in double shower cubicle, and hand basin. The ensuite also includes a wall mounted vanity cabinet and glazed shelving and is complete with ceiling lighting.

## BEDROOM 4 / STUDY

10' 10" x 6' 7" (3.32m x 2.03m) Bedroom 4 currently used as a study has is decorated in neutral colourscheme with co-ordinated neutral carpet and real wood skirting. You will find ceiling lighting and heating and a white double-glazed window with wooden venetian blind, overlooking the rear aspect of the private garden.

## FAMILY BATHROOM

10' 10" x 5' 0" (3.31m x 1.53m) This good-sized family bathroom is presented with modern décor throughout. With black and white checked design floor tiles and neutral walls, the opaque window allows ample natural light and fresh air to the bathroom. This white contemporary suite comprises of a bath with shower facility and glass screen, low level WC and sink with vanity cupboard below. Ceiling lighting and heating complete this room.

## STAIRS TO THIRD FLOOR LANDING

Large landing/office/TV area with velux windows, with fitted blinds, to rear aspect of property. This room is decorated in neutral décor and carpets and offers a great extension to the bedroom area, which offers a versatile space for a home office/TV room. This room also has underfloor heating controlled by a wall mounted thermostat.

## BEDROOM 2

13' 3" x 12' 3" (4.06m x 3.74m) This property has the added benefit of a lovely loft conversion creating Bedroom 2 with views towards Portsmouth Harbour. Measurements taken from approximately 2'2" off floor level with eaves to front ceiling restricting headroom, underfloor heating, two skylight windows with blinds and access into storage eaves, door to:

## BEDROOM 2 ENSUITE

Fully ceramic tiled to floor and walls, shower cubicle with glazed panelled doors, wash hand basin with mixer tap, low level w.c., with dual flush, glazed shelving, extractor fan

## GENERAL INFORMATION

Holding Deposit - One Weeks Rent

Security Deposit - Five Weeks Rent

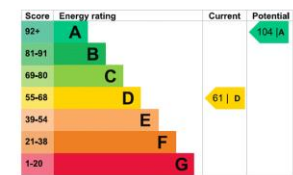
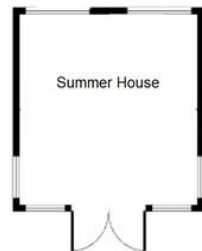
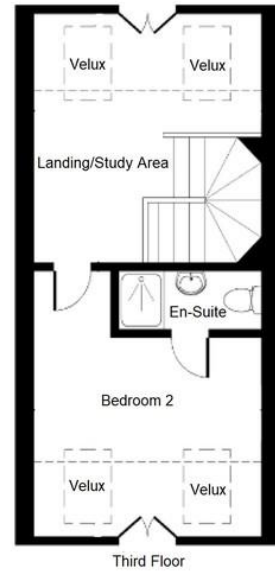
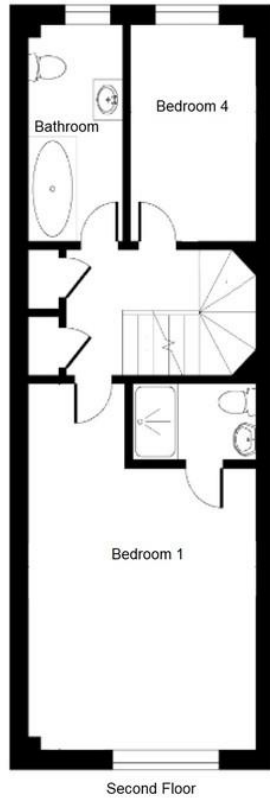
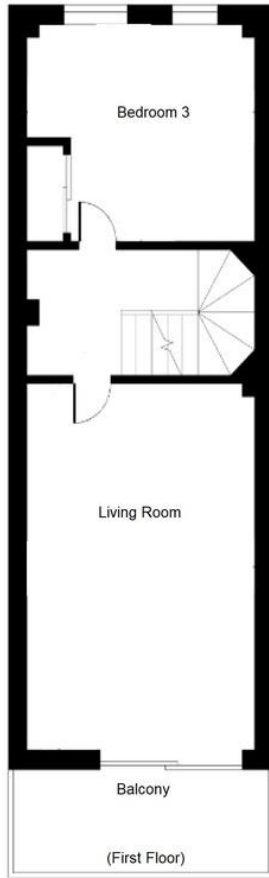
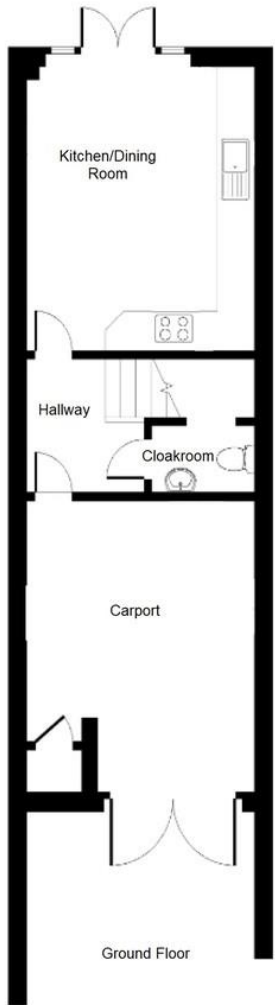
Council tax band (England, Wales and Scotland) - Band F - Portsmouth City Council

\*\* This property is only available for a 6 month let\*\*





# Carne Place Port Solent



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