



## Carne Place

Port Solent, Hampshire, PO6 4SY

**3 Bedroom Town House**

RENT

**£1,795 pcm**



# Property Features

- Offered Part Furnished
- Available Now
- Private Driveway & Carport
- 3 Bedrooms with En-suite to Main Bedroom
- Fantastic Lifestyle Location
- Balcony Off the Living Room with marina views
- Enclosed rear garden
- Close to Port Solent Bars & Restaurants
- Mooring available by separate negotiation



## Full Description

### OVERVIEW OF PROPERTY

Offered to the market is this lovely three bedroom property located in the heart of Port Solent, the front of the property is well tended by the maintenance company and the property benefits from 11 metre mooring at the rear of the property - available by separate negotiation.

Port Solent offers an excellent array of bars, restaurants and, shops, as well as a David Lloyd gym and multi-screen cinema for that relaxing waterside experience.

For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a marina environment. 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.

A viewing is highly recommended.

### CARPORT

This well presented townhouse benefits from a tiled floored Carport. The Carport is presented in light décor and houses outside lights, a store cupboard with electric metres fitted within, door bell and door entry system.

### HALLWAY/STAIRS

As you enter through the white PVC door you are greeted with a light and airy Hallway that is presented with, light neutral décor, ceiling lighting, doorbell, under floor heating, carpet and a telephone point.



## CLOAKROOM

7' 5" x 6' 7" (2.27m x 2.01m) The cloakroom has light tile effect vinyl and also consists of a white WC, hand basin with chrome taps. There is also a Hotpoint washer/dryer. The cloakroom is finished with light painted walls, white tiles to the walls, ceiling lighting and mirror above the basin with a convenient shaver socket with a light above.

## KITCHEN/ DINING ROOM

14' 2" x 12' 1" (4.33m x 3.69m) With a light grey laminate effect floor and neutral decor throughout, this open plan kitchen/dining area is a great place for socialising and entertaining. You will find a fully fitted Kitchen with units in light grey with contrasting work top, light grey splash back tiling and a 1 1/2 bowl composite sink and mixer tap.

The room benefits from under floor heating, ceiling lighting and under counter lights.

Appliances include the following:

- \* Siemens Electric Fan Oven
- \* Indesit Electric Hob
- \* Sharp Jet convection & Grill
- \* Villavent Extractor
- \* Under counter AEG Dishwasher
- \* Under counter Neff Fridge
- \* Under counter Hotpoint Freezer

You will find white sockets and switches throughout with the addition of a TV/Aerial point.

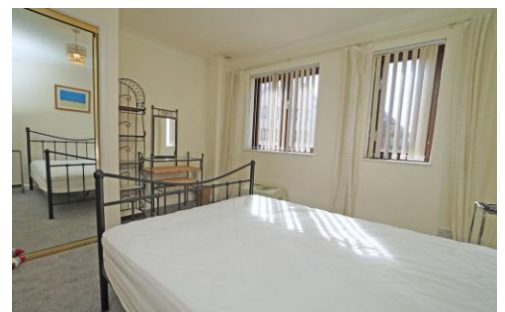
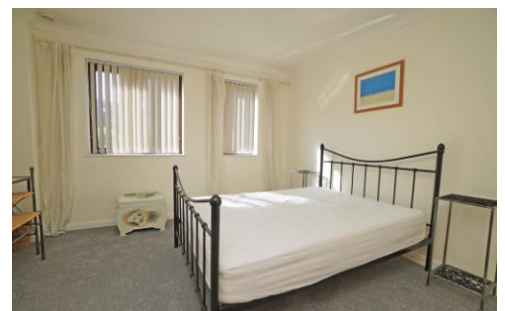
The area has views of the garden through full width double glazed patio doors which allows a generous quantity of natural light into the room, however there are vertical blinds installed to give you more privacy should you wish.

## GARDEN

This simple, yet effective garden brings the outside into the dining area and makes an ideal location for alfresco dining. This enclosed garden offers a fantastic place to sit and relax in the light summer evenings. A two tiered garden with a patio area to the top and shingled area to the bottom area this is a low maintenance area which is finished off with a low wooden picket fence to enclose it with a gate to the mooring situated at the end of the garden. The garden also benefits from having an outside tap, socket and lighting.







## **11 METRE MOORING (AVAILABLE BY SEPARATE NEGOTIATION)**

At the foot of the garden is an 11-metre mooring for the exclusive use of the tenants of this property (subject to license fees) just imagine stepping off your back garden and straight onto your boat.

### **FIRST FLOOR**

From the main entrance hall take the carpeted staircase to the first floor. The stairway and landing have been presented in light décor to the walls and ceiling. At the top of the stairs you will find ceiling lighting along with a smoke detector. Access to the Living Room, Bedroom 2 and to the second floor can be gained from this landing.

### **BEDROOM 2**

12' 1" x 11' 3" (3.69m x 3.43m) Located on the first floor is a generous sized double room. The Bedroom is carpeted, with light décor to walls and ceiling, double glass sliding door wardrobe, along with dark wood framed double glazed windows to the front aspect of the property. Both windows accommodate vertical blinds. The room is finished off with ceiling lighting and sockets and switches throughout.

The room comprises of the following furniture:

- \*1x double black metal framed bed
- \*2x black metal framed side tables
- \*1x metal framed shelf

1x metal framed dressing table with glass top and mirror.

### **LOUNGE**

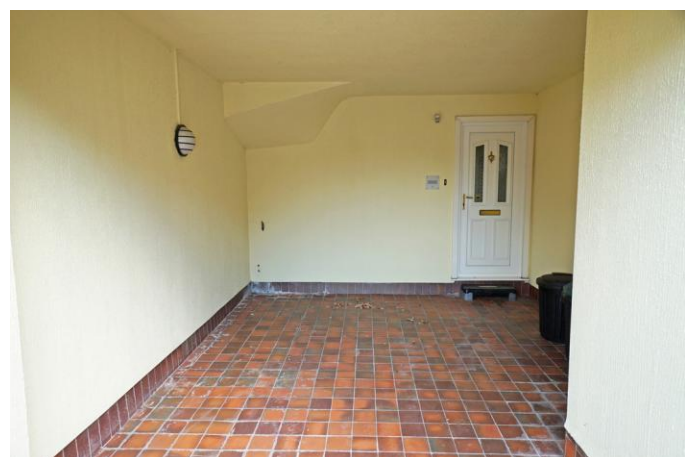
17' 10" x 12' 0" (5.45m x 3.68m) This spacious room is carpeted with neutral décor to the walls. There are white plug sockets and switches throughout and two ceiling lights. The double-glazed patio door to the balcony allows lots of natural light to enter the room. The room currently comprises of the following furniture:

- \*1x large white storage unit
- \*3x Different size tables
- \*1x mirror
- \*1xTV & unit

The room is finished off with vertical blinds to the patio door, intercom system and the unit for the ceiling heating.

### **BALCONY**

This lovely sized balcony is a fantastic extension from the lounge and can be accessed via the patio doors. Big enough to accommodate a table and chairs, this is the ideal place to sit, relax and enjoy marina living. Constructed of brick sides, wooden decked floor and glass panels, outside lighting is operational to extend those summer evenings.





## 2ND FLOOR

Located on the second floor landing you will find two storage cupboards. One of which houses the hot water tank whilst the other provides a room for extra storage space.

## BEDROOM 3

11' 3" x 6' 7" (3.44m x 2.02m) Bedroom 3 is presented in light decor with a double glazed window overlooking the front aspect of the property with a blind. This room benefits from carpet, ceiling heating and lighting, storage cupboard, sockets and switches.

## FAMILY BATHROOM

11' 3" x 5' 0" (3.43m x 1.54m) Good sized family bathroom, encompassing white low level WC, basin with mixer taps, bath with chrome shower head and a separate shower enclosure. The room is finished off with a carpet, white tiles to walls throughout, a white heated towel rail and double glazed window with a blind to the front of the property. There is also a glass mirror with a convenient shaver socket and light above it.

## MAIN BEDROOM

17' 10" x 12' 1" (5.44m x 3.70m) The property offers a good sized Main Bedroom complete with en-suite. Presented in Light décor, carpet, and a built in double sliding mirror door wardrobe, this room has a light and airy atmosphere. You will find TV and telephone points, ceiling heating and lighting, double glazed windows that are furnished with a blind and natural-coloured curtains.

The room consists of the following furniture:

- \*1x white wooden framed double bed
- \*1x wardrobe with drawers
- \*2x white side drawers
- \*1x Large set of drawers
- \*1 x dressing table with mirror.

## MAIN BEDROOM ENSUITE

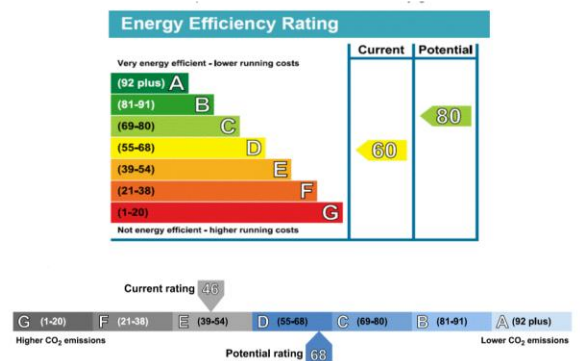
6' 6" x 3' 10" (1.99m x 1.19m) Presented with light fully tiled walls with neutral carpet. This en-suite has a double shower, sink with pedestal and a low-level WC. There is a white wall mounted towel warmer/radiator, vanity mirror with a shaver socket and light above, ceiling heating, lighting and an extractor.

## MATERIAL INFORMATION

- \*Rental Price – £1795 pcm
- \*Holding Deposit – One Weeks Rent (£)414
- \*Security Deposit – Five Weeks Rent (£)2071
- \*Length of Tenancy – 12 months
- \*Council Tax Band - F - Portsmouth City Council
- \*Property Construction – Brick and Timber Framed
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Electric underfloor heating and ceiling heating panels
- \*Broadband – Fibre to cabinet
- \*Mobile Signal – ADSL Fibre Checker (openreach.com)
- \*Parking – Car port and Driveway parking
- \*Restrictions – Subject to management company covenants\*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- \*Accessibility - Accommodation arranged over 3 floors

## 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.



11 The Boardwalk, Port  
Solent, Portsmouth,  
Hampshire, PO6 4TP

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto:info@marinalifehomes.co.uk)  
02392 373 446