



Bryher Island

Port Solent, PO6 4UE

Asking Price Of

£675,000

Three bedroom marina side townhouse with 11 metre mooring at the end of the garden. Presented with a contemporary finish throughout. This is a property not to be missed!



Property Features

- BRYHER ISLAND LOCATION
- THREE BEDROOMS
- STUNNING KITCHEN/BREAKFAST ROOM
- 11 METRE MOORING
- MAIN BEDROOM WITH EN SUITE
- LOUNGE WITH BALCONY OVERLOOKING MARINA
- PRIVATE DRIVEWAY
- CARPORT WITH SECURE GATES
- CLOSE TO PORT SOLENT BOARDWALK
- NO ONWARD CHAIN

OVERVIEW

Located on the prestigious Bryher Island and facing onto the marina this property has its own mooring at the foot of the garden and has the benefit of off road parking and carport storage. Not only can you sit and relax in the marina side garden, you can also watch the boats as they navigate their way around the marina. Situated in the heart of Port Solent, this property has a decked area directly outside the kitchen patio doors, with outside lighting, water supply and outside power point.

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 30 minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep

PRINCIPLE DIMENSIONS (METRES)

Ground Floor Cloakroom - 7' 4" x 2' 11" (2.25m x 0.91m)
Kitchen - 14' 11" x 12' 1" (4.55m x 3.69m)
First Floor Bathroom - 12' 3" x 5' 7" (3.75m x 1.71m)
Living Room - 18' 2" x 12' 1" (5.55m x 3.69m)
Bedroom 1 - 18' 2" x 12' 1" (5.56m x 3.69m)
Bedroom 1 En-Suite - 6' 7" x 3' 10" (2.02m x 1.19m)
Bedroom 2 - 12' 5" x 12' 1" (3.79m x 3.69m)
Bedroom 3 - 12' 4" x 6' 2" (3.77m x 1.89m)
Balcony - 12' 9" x 5' 1" (3.91m x 1.55m)
Mooring - Vessel Length 11.30 Max
Carport - 15' 3" x 12' 1" (4.65m x 3.69m)

PROPERTY DESCRIPTION

This contemporary three-bedroom property is presented to high standard throughout and includes modern kitchen/breakfast room, living room with balcony, three bedrooms, 2 bathrooms, plus cloakroom and East facing patio garden with 11 metre mooring at the end of the garden.

There is driveway parking for your car leading to the carport which is fitted with secure gates with privacy glass. Within the car port there is a utility cupboard which houses the washing machine and tumble dryer.



From the car port you enter the hallway where you will find stairs to the first floor and doors leading to the ground floor cloakroom and kitchen/breakfast room. The contemporary kitchen has grey gloss wall and floor cupboards with white solid worktops and includes built in large induction hob and extractor, oven and microwave, dishwasher and fridge freezer. The room is finished with cream gloss floor tiles which run throughout the ground floor and there are inset spotlights in the ceiling. There are full height patio doors which lead out onto the garden and mooring beyond.

On the first floor landing you find doors to Bedroom 3, the main bathroom and the living room. Bedroom 3 is currently used as an office but would work well as a bedroom as there is a large built in wardrobe providing useful storage. The bathroom is fully tiled and fitted with white sanitary ware to include bath with thermostatic shower fitted over, inset sink and WC. The living room is a lovely space and is decorated with two tone grey walls with pale grey luxurious carpet. There is another set of patio doors that lead out onto the balcony where you will find stunning views across the marina.

On the second floor you will find Bedroom 2, a double room with views to the front of the property. There is a built in wardrobe for your convenience.

On the landing you will find 2 cupboards, one housing the hot water cylinder and the other for storage. Across the landing there is access to the main bedroom which has 2 built in wardrobes and patio doors with juliet balcony overlooking the marina. The fully tiled ensuite shower room has a large shower cubicle, WC and sink with mirrored wall cabinet fitted over.



To the exterior of the house there is a decked patio area and low maintenance shingled garden which leads to the 11 metre mooring. Electricity and water are available. This garden has amazing views across the marina and is the perfect place to relax and unwind.

MATERIAL INFORMATION

- Price (£) - 675000
- Tenure – Freehold for House
Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1078.45 for house(reviewed February, yearly)
- Annual mooring service charge amount (£) 424.69
- Mooring Service Charge Review Period – February Annually
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric underfloor heating and ceiling heating panels
- Broadband - Fibre available
- Parking-Carport and driveway
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Accommodation over 3 floors with stairs

VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	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