



Bryher Island

Port Solent, Hampshire, PO6 4UE

Asking Price Of

£575,000

3 bedroom marina side townhouse for sale on Bryher Island with its own private 11 Metre Mooring. Please call to arrange a viewing - NO ONWARD CHAIN.



Property Features

- 3 Bedroom Marina Side Property
- Kitchen / Dining Room
- Bryher Island
- Lounge with Balcony overlooking Marina
- 11 Metre Mooring
- Cloakroom
- 3 Double Bedrooms
- Private Driveway and Carport
- Main Bedroom Ensuite
- Close to Port Solent Boardwalk

Full Description

PRINCIPLE DIMENSIONS (METRES)

Kitchen - 4.55 x 3.69

Garden - 6.48 x 3.91

Mooring - Vessel Length 11.30 Max

Ground Floor Cloakroom - 2.25 x 0.91

Carport - 4.65 x 3.69

Bedroom 3 - 3.77 x 1.89

First Floor Bathroom - 3.75 x 1.71

Living Room - 5.55 x 3.69

Balcony - 3.91 x 1.55

Bedroom 2 - 3.79 x 3.69

Bedroom 1 - 5.56 x 3.69

Bedroom 1 En-Suite - 2.02 x 1.19

GENERAL

Offered for sale is this 3-bedroom marina side townhouse.

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.

Viewing is highly recommended

DRIVEWAY AND CARPORT

At the front of the property is a private driveway, laid to feature brick. The driveway leads you onto the carport which has a tiled floor, light décor and outside lights, doorbell and water tap.

The carport has a single lockable storage cupboard with the electricity meter and fuse distribution board within.

HALLWAY

Through the front door you will be met by the hallway with terracotta style tiled flooring, and light décor to walls and ceilings. There is a smoke detector, ceiling downlighters and doors leading off to the Cloakroom and Kitchen/Diner.

GROUND FLOOR CLOAKROOM

From the hallway there is a door to the Cloakroom with space and plumbing for a washing machine, there is a low-level WC and a wall mounted sink with tiled splash back. The floor is laid to terracotta style tiled flooring with light décor to walls and ceilings.



KITCHEN/DINING ROOM

The property benefits from a large kitchen with an extensive range of floor and wall cupboards with contrasting work top/breakfast bar.

Electric under floor heating with terracotta style tiled flooring give this kitchen a modern and high-quality feel. The kitchen has under cupboard lighting and light tiled splashback.

Appliances

Integrated appliances include the following:

Double Oven

Under Counter Fridge

Under Counter Freezer

Dishwasher

1 1/2 bowl sink with mixer tap

Ceramic Hob

Concealed Extractor Hood

DINING AREA

This room brings the Marina closer to you and the dining area is the perfect place to sit, relax and take advantage of the view of the Marina and Marina side garden. This room has under floor heating, TV and telephone points along with ceiling lighting and a Johnson and Starley summer ventilation system.

STAIRS TO FIRST FLOOR LANDING

Taking you from the ground floor hallway to the first-floor landing. There are carpeted stairs and light décor to the walls and ceiling. Doors to Bedroom 3, the Family Bathroom and the Living Room.

FIRST FLOOR BATHROOM

Refitted white suite comprising of a low-level WC, wall mounted sink, bath with shower over. Half tiled walls, an opaque double-glazed window to the front aspect, wall mounted towel warmer/radiator.

BEDROOM 3

Bedroom 3 offers light décor to walls and ceiling, light carpet underfoot, double glazed window overlooking the front of the property.



LIVING ROOM

With marina views and access to the balcony this room is as light and bright as it is practical. There is hard wood style flooring with light décor to walls and ceiling, ceiling lighting TV and telephone points, door entry phone system.

There is ceiling heating throughout the property which means the modern lines of the rooms are not spoilt by radiators and allow for more furnishing options and configurations. There is a hand built desk/drawers/cupboard unit with matching coffee table and chest of drawers. Take the double glazed patio doors to the balcony.

BALCONY

With views across the marina this is the perfect place to sit and relax and watch the hustle and bustle of marina life.

With ample space for a table and chairs and outside lighting this balcony allows you to maximise those summer evenings.

STAIRS TO SECOND FLOOR LANDING

Taking you from the 1st floor landing to the second floor. There are carpeted stairs and light décor to the walls and ceiling. On the landing there are two cupboards, one housing the water tank, the other shelved. Access to the loft can be gained from this landing area

BEDROOM 2

Bedroom 2, is a good-sized double with built in wardrobes, there is a double-glazed window overlooking the front of the property. The room has neutral carpet underfoot with walls and ceiling painted in light décor.

BEDROOM 1

Full height double glazed windows to the Juliet Balcony overlooking the marina, the Main Bedroom has two built in double wardrobes, carpeted flooring, light décor to walls and ceiling and ceiling lighting and heating.

BEDROOM 1 EN-SUITE

Bedroom 1 En-Suite comprises of a large double shower enclosure, low level WC and inset sink with light décor and 1/2 tiled walls. The room benefits from a shaver socket, ceiling lighting and heating and vinyl flooring underfoot.

MARINA SIDE GARDEN

Laid to decking with shingle leading down to the waters edge, this rear garden has fantastic views, in a quiet marina cul-de-sac setting. This garden has the added benefit of a water tap, outside lighting and electricity power point.

The garden is fenced to all sides with a gate leading to the waters edge and mooring.

ATTACHED MOORING

Attached to the garden is the private 11 metre mooring, which will accommodate a vessel of 11.3m length overall and a beam of 3.225m

MATERIAL INFORMATION

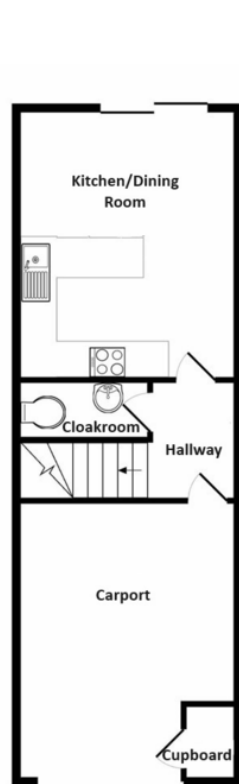
- Price (£) - 575,000
- Tenure – Freehold for House & Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1078.45 for house (reviewed February, yearly)
- Annual mooring service charge amount (£) 424.69
- Mooring Service Charge Review Period - February Annually
- Council tax band (England, Wales and Scotland) - Band G, Portsmouth City Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Underfloor and Ceiling Heating
- Broadband - Fibre available
- Parking- Driveway parking and Car Port
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))

Port Solent Portsmouth provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments. The Boardwalk provides shopping, bars, restaurants, a multi screen cinema with a David Lloyd gym and swimming pool, all on-site and within proximity to Portsmouth City Centre, National Rail and motorway links directly to London and the South Coast.

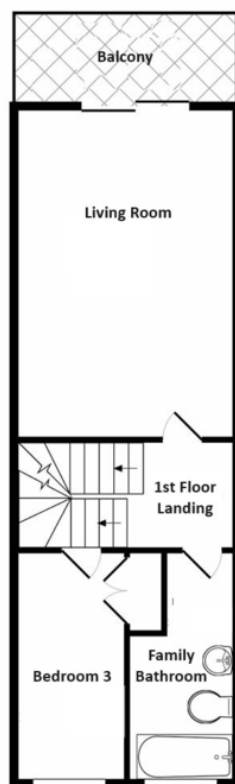
Access via Portsmouth Harbour to the Solent and the Isle of Wight.



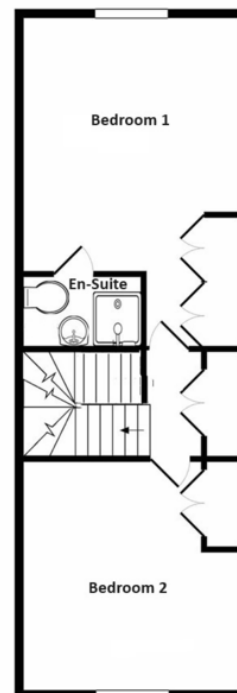




GROUND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 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