

## Carne Place

Port Solent, PO6 4SY

Offers in Excess of

**£800,000**

Rarely Available, 4 Bedroom, EXTRA WIDE, recently refurbished property for sale in Carne Place, with extra wide 11 Metre Mooring and Garage. No onward chain.



# Property Features

- 4 Bedroom Extra Wide Town House
- Extra Wide 11 Metre Mooring
- East Facing
- Beautifully Renovated
- Neutral Decor throughout
- Lounge with Balcony
- Utility & Cloakroom
- No onward chain
- Close to Port Solent Boardwalk
- Rarely Available Extra Wide Garage

## Full Description

### OVERVIEW

Rarely Available, 4 Bedroom, EXTRA WIDE, property for sale in Came Place, one of only eight similar style properties built at Port Solent. The house has been recently refurbished by the current owners to include partial car port conversion, new kitchen, all new bathrooms, decor, flooring and complete new electrics throughout. The 11 Metre mooring which is situated at the end of the garden is suitable for a boat of up to 11.3 metres in length and has a maximum beam of 4.225 metres. Viewing is a must to appreciate all this property has to offer.

### CARPORT

10' 0" x 15' 4" (3.06m x 4.68m) The carport provides a covered entrance way with remote control wrought iron gates leading useful undercover storage area. Terracota tiled floor, light decor, door bell, inset spotlights to ceiling. Two storage cupboards and power points. Charcoal grey composite front door leads to:

### HALLWAY

9' 11" x 4' 1" (3.04m x 1.26m) Through the front door you are met with an entrance hall which has light décor to walls and grey floor tiles and inset spotlights to ceiling. Warm Up underfloor heating system. Here you will find the stairs leading to first floor and doors to utility room, cloakroom and kitchen. The stairs are currently fitted with a stair lift and if this is not required, we can discuss with the owner whether it can be removed.

### KITCHEN

17' 5" x 15' 4" (5.32m x 4.68m) The recently renovated kitchen offers a comprehensive collection of fitted units which are gloss white with a dark granite work surface. There is an extra large island running the length of the kitchen with an extended hardwood breakfast bar. The flooring is a continuation of the flooring in the hallway, with grey tiles. The kitchen comes with an extensive range of appliances as follows:

Inset 1.5 bowl stainless steel sink - complete with constant hot water and waste disposal.

Neff Induction hob with extractor hood

Water Softener

Wine Cooler

2 Neff Ovens - Neff Induction Hob and Extractor

Neff American Fridge Freezer

Large Storage Cupboard housing fuse board

French doors take you to the marina side garden.

### UTILITY ROOM

7' 1" x 6' 7" (2.18m x 2.01m) This property has the added benefit of a utility room comprising spot lights and continuation of the grey tiled flooring:-

Inset Stainless Steel Blanco Sink

Gloss white storage units with white tiles

Washing Machine and Tumble Dryer

Under counter Fridge

Eye level Window





### **CLOAKROOM**

5' 2" x 3' 3" (1.60m x 1.00m) Grey tiled flooring with white fully tiled walls, wall hung WC with concealed cistern and wall hung hand basin complete with inset spot lights and large wall mirrors to both opposing walls.

### **1ST FLOOR LANDING**

Light decor to walls with inset spot lights and grey laminate flooring. Doors to Bedroom 2, Lounge and Bathroom. Stairlift fitted taking you to 2nd floor.

### **BEDROOM 2**

13' 0" x 15' 4" (3.97m x 4.68m) Bedroom two is a lovely size double bedroom with front aspect and 2 double glazed windows offering plenty of natural light. Continuation of grey laminate flooring, white decor to walls and inset spotlights to ceiling. Large number of built in wardrobe units and dressing table.

### **LOUNGE**

17' 5" x 15' 5" (5.32m x 4.7m) The lounge is a real feature of this property with mirrored wall all along one side making this light, airy room feel even bigger. The room is finished with light decor, inset spot lights and grey laminate flooring. Double glazed patio doors leading you to the balcony overlooking the garden and marina with fitted vertical blinds.

### **BALCONY**

15' 3" x 5' 10" (4.67m x 1.79m) Panoramic views across the marina fairway make this private balcony the perfect place to sit and relax and watch the hustle and bustle of marina life. Outside lighting allows you to maximise those summer evenings.

### **BATHROOM**

6' 11" x 5' 10" (2.12m x 1.80m) Benefiting from a white suite comprising wall hung WC, and inset sink with white gloss vanity below. Bath with thermostatic shower fitted over and glass shower screen. The bathroom is fully tiled to walls and floor in light grey tiling with inset mosaic tiled strip over bath area. Illuminated wall mirror over sink, inset spotlights and heated towel rail.



## 2ND FLOOR LANDING

Light decor to walls with inset spot lights and grey laminate with doors to Bedroom 1, 3 & 4 and Bathroom.

## BEDROOM 3

9' 10" x 8' 11" (3.00m x 2.74m) Bedroom 3 is at the front of the property, with window, grey laminate and inset spot lights. A white built in cupboard completes this room.

## BEDROOM 4

13' 1" x 6' 0" (4.01 (max)m x 1.83m) Bedroom 4 is at the front of the property, with window, grey laminate and inset spot lights. White built in cupboard complete this room.

## BATHROOM

5' 10" x 6' 11" (1.80m x 2.12m) Benefiting from a white suite comprising bath with thermostatic shower fitted over with glass shower screen, inset sink with white gloss vanity below and wall hung WC. Illuminated wall mirror and heated towel rail. Fully tiled walls and flooring with feature inset mosaic strip. Inset spotlights to ceiling.

## MAIN BEDROOM

15' 3" x 15' 4" (4.65 (max)m x 4.69m) The main bedroom is a spacious, double room filled with natural light and is situated to the rear of the property. It has full height opening windows to Juliet balcony with views to the marina. The room is decorated in neutral decor with grey laminate flooring and inset spot lights to the ceiling. White built in wardrobes and dressing table complete this room.

## MAIN BEDROOM ENSUITE

5' 9" x 5' 10" (1.77m x 1.79m) This ensuite is designed as a wet room with fully tiled walls and flooring. It is fitted with walk in shower with fixed rain style shower head and separate hand held shower. There is a wall hung WC with concealed cistern and wall hung hand basin with white gloss vanity unit fitted under. Mirror and towel rail. Inset spotlights to ceiling.

## GARDEN

15' 3" x 20' 4" (4.65m x 6.22m) This marina facing garden comes complete with decking, outside tap and access to your own 11 Metre Private Mooring with electricity.

## 11 METRE MOORING (T25)

Attached to the rear of the garden is this private extra wide 11 metre mooring which will accommodate a vessel of up to 11.3 metres in length and a maximum beam of 4.225 metres. (Water width is 4.625 metres). The marina is a safe and secure environment to keep a vessel and to have it on the end of your garden is a unique bonus.

## GARAGE

Rarely available extra wide garage

## MATERIAL INFORMATION

- Price (£) – OIEO £800000
- 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- Driveway parking
- 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-









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | 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 and 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