

Newlyn Way

Port Solent, PO6 4TN

Offers In Excess Of

£600,000

Offered for sale this 4 bedroom house, marina side with ****11 METRE MOORING**** and South Easterly views. Extended kitchen/dining/family area with doors out to the terraced garden where you can enjoy the views over the Marina and relax on a sunny day. The home also boasts a balcony off the lounge for relaxing at the end of the day and watching the world go by.



Property Features

- STUNNING MODERN KITCHEN/DINING ROOM
- REFITTED ENSUITE TO MAIN BEDROOM
- DOWNSTAIRS SHOWER/UTILITY ROOM
- 11 METRE MOORING AT END OF GARDEN
- LOUNGE WITH BALCONY OVERLOOKING MARINA
- DOUBLE WIDTH DRIVEWAY
- ENSUITE TO BEDROOM TWO
- FOUR BEDROOMS
- CLOSE TO PORT SOLENT BOARDWALK
- GARAGE AVAILABLE BY SEPARATE NEGOTIATION

OVERVIEW

Offered for sale this 4 bedroom house, marina side with ****11 METRE MOORING**** and South Easterly views. Ground floor extension, kitchen/dining/family room that has appliances in built and space for an American fridge/freezer and a useful wine cooler for those sunny days in the garden, shower room with utility. Located on the South East side of the Marina, this property enjoys a mature surrounding to both the front and rear, with the added bonus of the Marina side garden. This property is an ideal family home and offers a luxurious lifestyle.

ROOM DIMENSIONS

Ground Floor

Partial Car Port Conversion - 3.02m x 1.75m (9' 10" x 5' 8")
Entrance Hall - 3.32m x 3.02m (10' 10" x 9' 10")
Bedroom 3/Study - 3.26m x 1.68m (10' 8" x 5' 6")
Utility/Shower Room - 3.55m x 1.38m (11' 7" x 4' 6")
Kitchen Breakfast Room - 5.70m x 4.05m (18' 8" x 13' 3")
Rear Garden - 4.70m x 3.10m (15' 5" x 10' 2")

First Floor

Landing - 1.15m x 0.92m (3' 9" x 3' 0")
Bedroom One - 4.01m x 3.29m (13' 1" x 10' 9")
Ensuite Bathroom - 2.72m x 1.77m (8' 11" x 5' 9")
Living Room - 4.71m x 3.68m (15' 5" x 12' 0")
Balcony - 4.75m x 1.83m (15' 7" x 6' 0")

Second Floor

Landing - 1.15m x 0.92m (3' x 3'9")
Bedroom 2 - 2.83m x 4.22 (9.3 x 13.10)
Ensuite Bathroom - 3.23m x 1.72m (10' 7" x 5' 7")
Bedroom 4 - 4.69m x 2.11m (15' 4" x 6' 11")

11 Metre Mooring

(S20), Maximum Beam 4.225



PROPERTY DESCRIPTION

Located within a short walk to The Boardwalk, this four-bedroom house has been extended by the current owners to provide a modern kitchen/dining/family area which creates a fantastic larger social space finished with patio sliding doors into the garden and benefits from glorious Easterly and Southerly views of the Marina from the rear of the property. There is a double width driveway with parking for two vehicles. The partial carport has two storage cupboards and has lockable iron gates with glass panels.

The ground floor consists of a shower room which has been extended to incorporate a utility area, useful storage cupboard to hang up all your coats, bedroom three, which is currently being used as an office and a large kitchen, dining and lounge area. This beautiful kitchen has a large pantry cupboard, double Bosch Oven, Bosch Induction Hob and extractor, AEG dishwasher and a wine cooler, with space for an American Fridge/Freezer. Double patio doors open up to the sunny garden with your mooring to the rear of the garden.

The 1st floor has been carefully thought out to create a large lounge with patio doors onto the balcony and a large double bedroom with a range of built in wardrobes. There is also a light and modern en-suite which consists of a double ended bath with central mixer tap and shower attachment over, basin with storage cabinet under and a low level w/c.

Bedroom Two has an ensuite with a bath and separate shower cubicle, basin with storage underneath and low level W/C. There is a connecting door through to bedroom four, which is currently used as a single bedroom but this room could easily be adapted into a large walk in dressing room.



Attached to the South Easterly rear garden is a private mooring which will accommodate an 11.3 metre vessel. 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.

There is a garage for the property which is available by separate negotiation.

MATERIAL INFORMATION

- Price (£) - Offers in excess of £600,000
- Tenure – House: Freehold, Mooring: Leasehold
- Length of Lease on Mooring (years remaining) – 113
- Annual Estate Management Charge (£) 1064.86 for house (reviewed February, yearly)
- Annual mooring service charge amount (£) 455.47 (reviewed February, yearly)
- 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 E7- Underfloor and Ceiling Heating
- Broadband - Fibre available
- Parking - Double Width 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 - On Three Levels

GENERAL

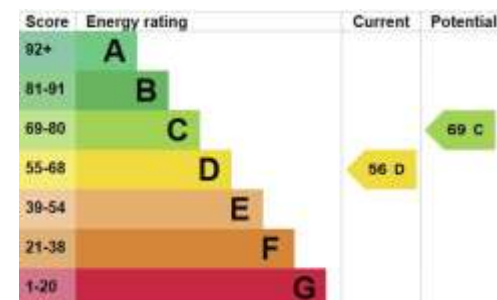
Port Solent provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments. The Boardwalk provides shopping, bars, restaurants, a multi-screen cinema with a David Lloyd gym and swimming pool, all on-site and within proximity to Portsmouth City Centre, National Rail (Havant Station 15 mins away by car) and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

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.







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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