

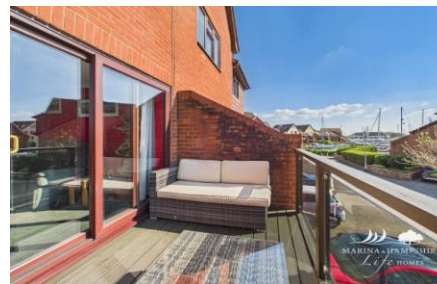
## Carne Place

Port Solent, Portsmouth, PO6 4SY

Asking Price of

**£470,000**

Delightful three-bedroom townhouse with carport and driveway parking. Southwest facing balcony to front aspect with views of both the Harbour and the Marina – call today to arrange your viewing!





# Property Features

- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOMS
- DRIVEWAY AND CARPORT PARKING
- ELECTRIC GATES TO CARPORT
- GOOD SIZE REAR GARDEN
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- MARINA AND HARBOUR VIEWS
- SOUTH WEST FACING BALCONY
- DOUBLE GLAZED THROUGHOUT
- CCTV AND ALARM
- BARS AND RESTAURANTS NEARBY

## OVERVIEW

Lovely three-bedroom townhouse with Southwest facing balcony to the front aspect offering views to the Harbour and Marina.

This house is situated in Carne Place, a quiet residential road at Port Solent. Port Solent itself is conveniently situated, offering easy access to the M27/A3 motorways as well as being close to Portchester Train station.

Port Solent Marina offers a 24-hour manned lock for those of you who are boating enthusiasts and there is a variety of bars and restaurants, as well as the Odeon cinema and David Lloyd Leisure Centre.

## ROOM MEASUREMENTS

Car Port - 4.82m x 3.67m (15' 9" x 12' 0")  
Entrance Hall - 2.01m x 1.33m (6' 7" x 4' 4")  
Cloakroom - 1.03m x 2.22m (3' 4" x 7' 3")  
Kitchen/Breakfast Room - 4.54m x 3.70m (14' 10" x 12' 1")  
First Floor Landing - 1.85m x 2.75m (6' 0" x 9' 0")  
Bedroom Two - 3.52m x 3.66m (11' 6" x 12' 0")  
Living Room - 5.81m x 3.68m (19' 0" x 12' 0")  
Balcony - 1.94m x 3.65m (6' 4" x 11' 11")  
Second Floor Landing - 1.92m x 2.17m (6' 3" x 7' 1")  
Bedroom Three - 3.52m x 2.05m (11' 6" x 6' 8")  
Bathroom - 3.21m x 1.48m (10' 6" x 4' 10")  
Bedroom One - 4.50m x 3.70m plus entrance corridor (14' 9" x 12' 1")  
Ensuite - 1.21m x 2.0m (3' 11" x 6' 6")  
Rear Garden

## PROPERTY DESCRIPTION

This lovely townhouse has been thoughtfully upgraded by the current owners to include recently upgraded kitchen and bathrooms. There are superb views to both the marina and the harbour from the South West facing balcony.

As you approach the property you find driveway parking and the car port which is secured by electronic gates.

On the ground floor you will find the entrance hall, with doors leading to the recently refitted cloakroom/utility with plumbing for the washing machine. The kitchen/breakfast room was refitted 7 years ago but only last year had all new Wren light grey shaker style cupboard doors with contrast black worktops. There are built in appliances to include ceramic hob, electric oven, dishwasher, and fridge/freezer.



On the first floor you will find the living room and Bedroom Two. The living room really is the focal point of the property - a lovely light, bright room with double glazed patio doors which lead out onto the South West facing balcony. From here you can sit and take in the views to the marina on your left and the harbour to your right. Bedroom two is a good size double room with 2 windows overlooking the rear garden and useful built in mirrored wardrobes.

From the second floor landing you will find doors to Bedroom 3, the family bathroom and the main bedroom. Bedroom 3 is a single room with built in storage cupboard. The bathroom has been upgraded with a white suite to include bath, sink WC and separate shower cubicle. The main bedroom is a large double room to the front aspect, offering views to the marina and harbour. There is a double mirrored built in wardrobe and door to the ensuite. The ensuite is fitted with large shower cubicle, WC and sink, inset into vanity unit.

To the rear of the property the generous garden is laid out patio with fenced side and brick wall to the rear, offering security, privacy and a low maintenance outside space.

The property comes complete with Hik Vision door entry system, CCTV and a working alarm for your added security.





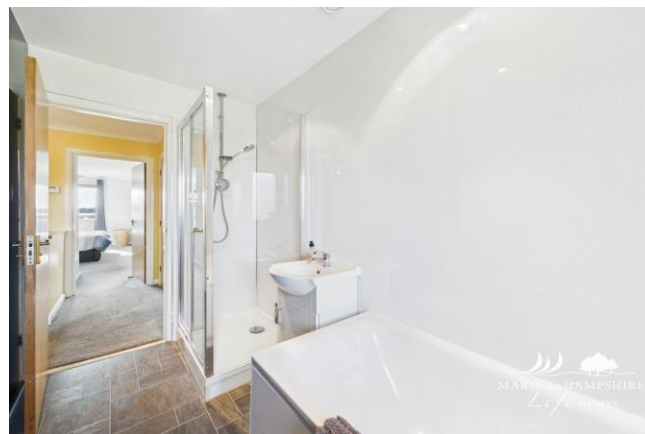
## MATERIAL INFORMATION

- Price (£) - 470,000
- Tenure – Freehold for House
- Annual Estate Management Charge (£) 1064.86 for house(reviewed February, yearly)
- Estate Management 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 and car port 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-risk.service.gov.uk)
- Accessibilty - Accommodation over 3 floors

## VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY

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.









Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1244.96 ft<sup>2</sup>  
115.66 m<sup>2</sup>

**Balconies and terraces**

75.46 ft<sup>2</sup>  
7.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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