



Newlyn Way

Port Solent, Portsmouth, PO6 4TN

Asking Price Of

£385,000

Delightful three bedroom end of terrace home situated in Newlyn Way, Port Solent with South facing balcony overlooking the marina and attached garage with light and power. No Forward Chain.



Property Features

- Three Bedrooms
- Flexible Accommodation
- Garage with Light and Power
- South Facing Balcony
- Marina Views to Front Aspect
- Kitchen/Breakfast Room
- Two Bathrooms
- Electric Heating
- No Forward Chain
- Close to Restaurants and Bars

OVERVIEW

Rarely available at Port Solent, this 3 bedroom end of terrace with attached garage and South facing balcony with marina views, must be viewed to appreciate all it has to offer.

Situated in Newlyn Way, the accommodation can be arranged in a variety of layouts to suit your individual needs and the addition of a conservatory with access door to garage, is unusual at Port Solent. Offered with no onward chain.

Port Solent is conveniently situated, offering easy access to the M27 and A3 motorways, as well as being a short distance to Portchester train station. There are a variety of bars and restaurants at the nearby marina as well as an Odeon cinema and the David Lloyd leisure centre with swimming pool onsite.

For those of you with a boat, Premier Marinas has moorings for hire and there is a 24 hour manned lock to make getting away on your boat, a breeze!

ROOM MEASUREMENTS

15' 0" x 4' 10" (4.58m x 1.49m) Entrance Hall - 5.51m x 1.41m (18' 0" x 4' 7")
Lounge - 4.68m x 3.17m (15' 4" x 10' 4")
Shower Room - 2.31m x 1.44m (7' 6" x 4' 8")
Kitchen/Breakfast Room - 4.72m x 3.59m (15' 5" x 11' 9")
Conservatory - 3.40m x 2.0m (11' 1" x 6' 6")
Garage - 5.74m x 2.56m (18' 9" x 8' 4")
Main Bedroom - 4.70 x 4.07m (15' 5" x 13' 4")
Bedroom Two - 3.53m x 2.73m (11' 6" x 8' 11") plus Wardrobe
Bedroom Three - 3.53m x 1.86m (11' 6" x 6' 1")
Bathroom - 2.36m x 1.45m (7' 8" x 4' 9")
Balcony - 4.58m x 1.49m (15' 0" x 4' 10")
Rear Garden

PROPERTY DESCRIPTION

The current owners have lived in the property for many years and added some useful additions to the house. A new owner may wish to upgrade some areas of the property to suit your own taste.

The ground floor layout offers entrance hall with useful storage cupboard and stairs to the first floor. The reception room is situated to the front aspect of the property and this room gets plenty of natural light from the South facing aspect. In some properties of a similar design, this room is used as a ground floor bedroom, or office/family room. There is a separate shower room on the ground floor and the kitchen/breakfast room runs across the rear of the house. The kitchen is fitted with a good range of wall and floor cupboards and has built in appliances to include electric ceramic hob, Siemens oven and microwave, fridge/freezer and space for a dishwasher.



The dining area has sliding patio doors which lead out into the conservatory and the garden beyond. The conservatory is fully UPVC double glazed with tiled floor, electric wall heater and access door leading into garage and rear doors leading into the garden.

On the first floor, there is a light and bright landing area with pretty side bay window and double door leading into the main bedroom. This room has double glazed sliding patio doors leading out onto the balcony. Again this room is used by some owners as the main living room, so it depends on how you would prefer to use the space. From the balcony you can sit and enjoy the sunshine and take in the marina views opposite.

There are 2 further bedrooms - one double and one single both with built in sliding mirrored wardrobes and windows overlooking the rear garden. The main bathroom is fully tiled to the walls and fitted with white sanitary ware to include pedestal wash hand basin, Wc and small bath with built in seat.

Outside the pretty rear garden is fully enclosed with brick built walls to surround and laid to patio. There are several mature shrubs and climbers, plus many pot plants that give this private garden a lovely feel.

The larger than average garage is fitted with light and power and has velux windows to the rear, providing natural light.

The house is offered with no onward chain so call today to book your viewing!



MATERIAL INFORMATION

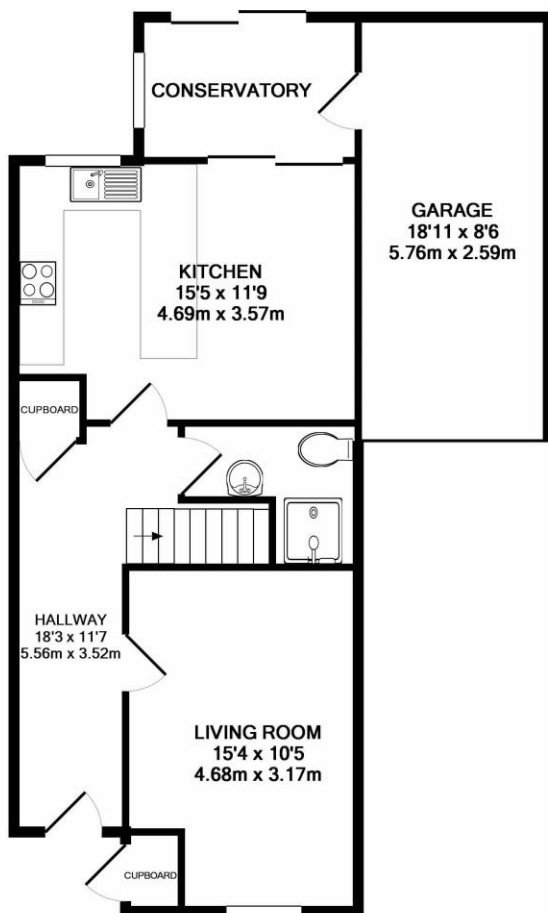
- Price (£) - 385,000
- Tenure – Freehold
- Annual Estate Management Charge (£) 1056.00
- Reviewed Annually in February
 - Council tax band (England, Wales and Scotland) - Band E
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Underfloor and Ceiling Heating Panels
- Broadband - Fibre available
- Parking - Garage
- 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 arranged over 2 floors

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.







GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)

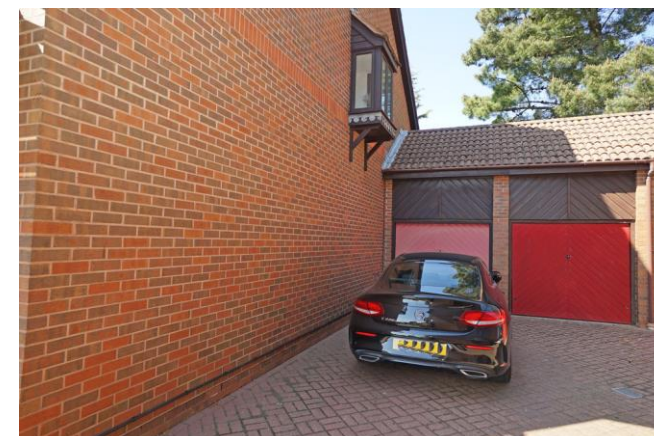
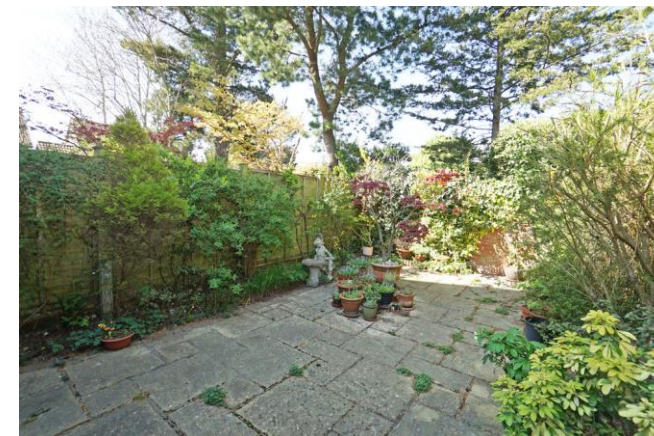


1ST FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (114.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446

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