



Carne Place

Port Solent, Portsmouth, PO6 4SY

Offers In Excess Of

£550,000

Rarely available opportunity to purchase this stunning, extended four bedroom house which offers West facing views across the water to Portchester Castle. Presented in immaculate condition with beautiful kitchen/living room, this property MUST be viewed to appreciate all it has to offer.



Property Features

- 4 Bedroom Waterside Town House
- Beautiful Open Plan Kitchen/Living Room
- West Facing Balcony
- Sea Views to Portchester Castle
- 3 Bathrooms
- Fully Decked Rear Garden
- Neutral Decor
- Refurbished Throughout
- Driveway Parking
- Close to Port Solent Boardwalk

OVERVIEW

A unique opportunity has arisen to purchase this extended four bedroom house, located on the edge of Port Solent. This property's front garden faces west, with views across the water to Portchester Castle and therefore has the benefit of sunshine throughout the afternoon and evening. The house has been extensively refurbished and has a stunning kitchen/family room with lantern style roof offering the perfect place to entertain family and friends.

Port Solent is the perfect destination if you are a yachtsman, 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, plus easy access to local motorway networks including the A27/M275 and A3 all within easy reach by car.

ROOM MEASUREMENTS

HALLWAY - 4.69m x 1.40m (15' 4" x 4' 7")
BEDROOM TWO - 4.63m x 3.15m (15' 2" x 10' 4")
SHOWER ROOM - 2.28m x 1.45m (7' 5" x 4' 9")
KITCHEN/DINER/FAMILY ROOM - 7.43m x 4.40m (24' 4" x 14' 5")
FIRST FLOOR LANDING - 2.90m X 1.78m (9' 6" x 5' 10")
LOUNGE - 4.67m x 4.67m (15' 3" x 15' 3")
BEDROOM THREE - 3.62m x 2.31m (11' 10" x 7' 7")
ENSUITE - 1.83m x 1.44m (6' 0" x 4' 8")
BEDROOM FOUR - 2.73m x 2.26m (8' 11" x 7' 4")
BALCONY - 4.63m x 1.96m (15' 2" x 6' 5")
2ND FLR LANDING/OFFICE - 2.68m x 2.59m (8' 9" x 8' 6")
MAIN BEDROOM - 4.69m x 4.20m (15' 4" x 13' 9")
ENSUITE - 2.68m x 2.0m (8'9 " x 8' 6")

PROPERTY DESCRIPTION

This stunning four bedroom home is located on the western side of Port Solent within a short walk to The Boardwalk and beautiful views towards Portchester Castle and the harbour. This four bedroom house has been extended to provide a modern orangery style kitchen/dining/family area which creates a fantastic larger social space to enjoy with family and friends, finished with bi fold sliding doors into the garden and benefits from a fully decked garden so you can seamlessly move through the downstairs with ease.

Upon entering the property you are greeted by a light and bright hallway, where you can see right through to the garden at the rear of the house. From the hallway there is access to the ground floor bedroom, kitchen/living room and shower room. To the front aspect of the house there is a large double bedroom which could be used as a family room, office or bedroom, depending on your individual needs.



The UPVC double glazed window offers views to water beyond. This room has a built in wardrobe and neutral decor and carpet.

The modern shower room is fitted with white sanitary ware to include pedestal wash hand basin, WC, shower cubicle with thermostatic control unit and fixed head rain shower. The room is finished with tiled flooring with under floor heating, neutral décor and partially tiled walls.

A beautifully presented open plan kitchen/living area which offers a great space for family gatherings and social occasions. The Wren kitchen is a two tone design with white cupboards with copper coloured trim to one area and dark grey wall units to one wall, which compliment each other perfectly. The kitchen has built in appliances to include Bosch single oven and combination oven with warming drawer under, floor to ceiling fridge, floor to ceiling freezer, Bosch ceramic hob, washing machine and dishwasher. Modern K-Life worktop with inset stainless steel sink with mixer tap and mirror glass splashbacks. The property also benefits from a mains fitted water softener. Matching copper pendant light fitting to centre and triple copper pendant lights over sink and worktop area. Solid wood flooring with under floor heating continuing from the hall.

On the first floor you will find a spacious lounge with UPVC sliding patio doors onto balcony which offers West facing views across the water and to Portchester Castle. Laid to solid wood flooring with neutral décor and inset spotlights to ceiling, this room is the perfect place to relax at the end of a busy day.



The extended balcony which was completely refurbished a few years ago, facing West there is room for a small table and chairs or sun loungers to enjoy the afternoon/evening sun and take in the views. Constructed of wood with smoke glass panels.

Also on this floor there are bedrooms three and four situated to the rear aspect of the property. Both have solid wood flooring and neutral decor. Bedroom three has its own ensuite shower room which is fitted with a wall hung wash hand basin, WC, curved shower cubicle with thermostatic shower and fixed head rain shower, again finished with tiled flooring and neutral decor.

On the second floor, there is a useful study area situated at the top of the stairs with fitted velux window to allow natural light into the area and wall light fitting. The room is finished with solid wood flooring and neutral décor. The main double bedroom has a double velux window offering stunning views across the Harbour, the wooden flooring continues from the landing and there is some useful eaves storage.

The modern fitted ensuite has a white counter top wash hand basin with chrome mixer tap fitted over oak shelf, bath with mixer tap and shower attachment. WC. There is a further cupboard providing eaves storage, velux window and heated towel rail. Tiled flooring and neutral décor finish this room.

Outside to the front of the house you have off road parking and the rear garden is fully enclosed and laid to modern composite decking, with brick wall and fenced boundary.

This gorgeous home is definitely one to be viewed to appreciate all that is on offer.

MATERIAL INFORMATION

- Price (£) - Offers in Excess of £550,000
- Tenure – Freehold
- Annual Estate Management Charge (£) 1064.86 reviewed February, yearly)
- 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
- Broadband - Fibre available
- Parking- On 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- Accommodation On 3 Levels

VIEWING BY APPOINTMENT 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.







1493.92 ft²
138.79 m²

333.36 ft²
30.97 m²

109.02 ft²
10.12 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		
69-80	C		69 C
55-68	D	60 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