



Newlyn Way

Port Solent, Portsmouth, PO6 4TN

RENT

£2,200 pcm

Recently updated \*\*4 BEDROOM END OF TERRACE HOUSE\*\* within Port Solent. \*\* Available Now\*\*

Enclosed garden with general parking at the rear of the property. Port Solent is a lifestyle destination and this property is one to take a look at.





# Property Features

- Four Bedrooms
- Three Bathrooms
- Newly Fitted Kitchen
- Built in Appliances
- Off Road Parking
- Balcony
- Newly Decorated Throughout
- Enclosed Rear Garden
- Available Now
- Bespoke LED Lighting

## OVERVIEW

An extended, four bedroom townhouse which is situated in the popular, yet convenient Port Solent waterfront development.

Port Solent is a popular destination with easy access to motorways and train stations while retaining a quiet Marina lifestyle and being in close proximity to bars and restaurants.

For the yachtsman, Port Solent is the perfect destination 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, there are usually many moorings available to rent in close proximity to the property, either privately or through the marina operators, Premier Marinas.

With the bars and restaurants of The Boardwalk only a short walk away, this property will make the perfect lifestyle home.

## ROOM MEASUREMENTS

ENTRANCE HALL - 3.12m x 2.28m (10' 2" x 7' 5")  
BEDROOM 4/STUDY - 2.64m x 1.88m (8' 7" x 6' 2")  
BEDROOM 3 - 4.34m x 2.69m (14' 2" x 8' 9")  
CLOAKROOM - 2.33m x 1.45m (7' 7" x 4' 9")  
KITCHEN/BREAKFAST ROOM - 4.7m x 3.61m (15' 5" x 11' 10")

## FIRST FLOOR

LOUNGE - 4.7m x 4.67m (15' 5" x 15' 3")  
BEDROOM 2 - 3.45m x 2.64m (11' 3" x 8' 7")  
ENSUITE SHOWER ROOM - 2.05m x 1.71m  
DRESSING ROOM - 1.75m x 1.57m (5' 8" x 5' 1")

## TOP FLOOR LANDING

MAIN BEDROOM - 4.65m x 4.75m (15' 3" x 15' 7")  
MAIN BEDROOM - ENSUITE - 3.00m x 2.69m (9' 10" x 8' 9")  
OUTSIDE

## PROPERTY DESCRIPTION

This property has been upgraded by the current owner to include newly fitted kitchen and new decor and flooring throughout, as well as a bespoke lighting system to the kitchen and lounge, offering concealed LED colour changing lights. The house offers flexible accommodation over 3 floors.

You enter the property via a small entrance porch and then lead into the entrance hall where you will find the stairs to the first floor and doors leading to bedrooms 3 and 4, the ground floor shower room and kitchen/breakfast room. Both bedrooms are situated to the front aspect of the property - bedroom 4 is a single room and bedroom 3 is a good size double with under stair shelved area.



The kitchen/breakfast room is newly fitted with a range of light grey wall and floor cupboards and has built in appliances to include induction hob, single electric oven, dishwasher, and fridge/freezer. The kitchen is a lovely size and there is a separate breakfast area for table and chairs. From here you can open the double glazed patio doors which open onto the garden, making this a great space for family or entertaining.

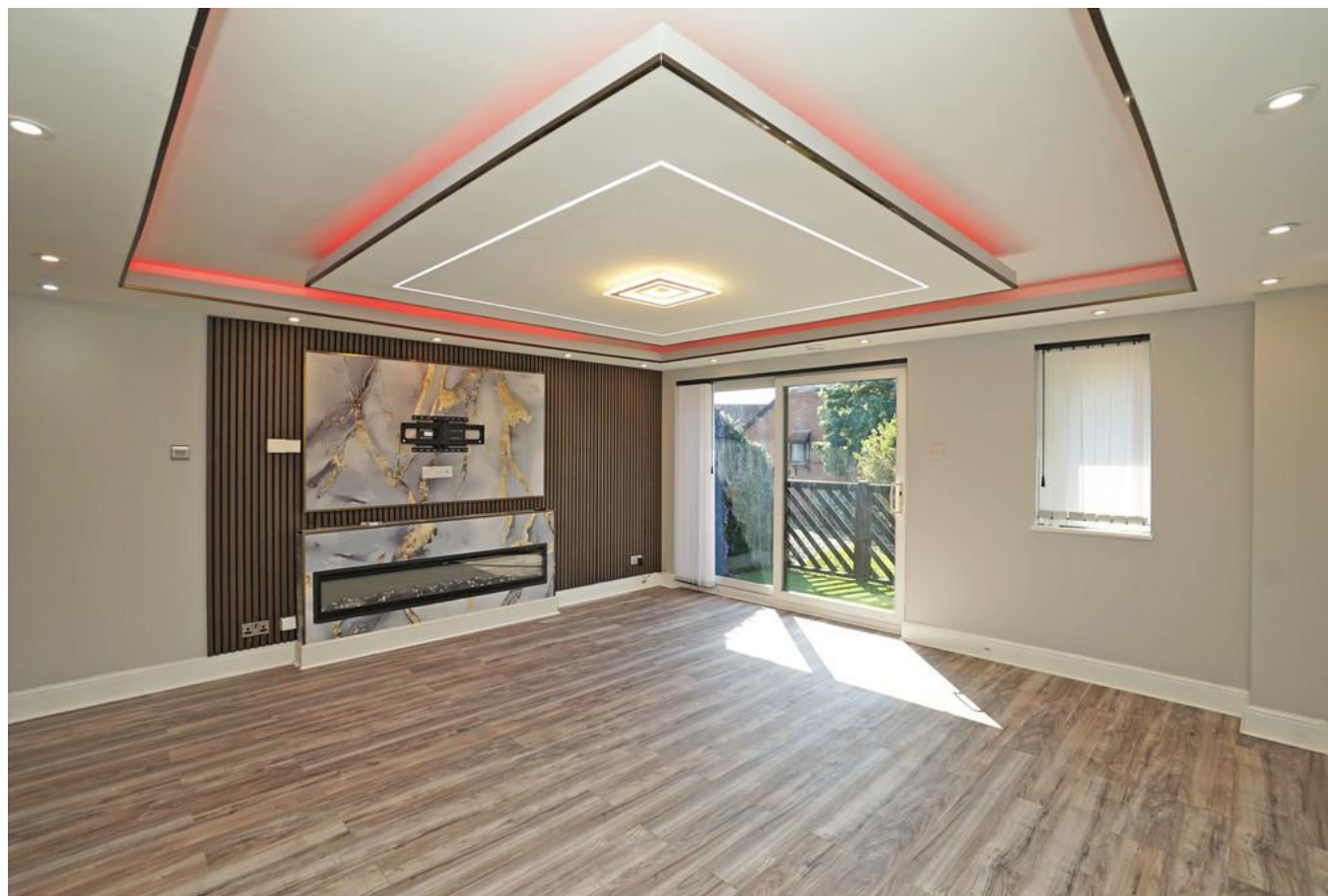
On the first floor there is a really good size lounge which has patio doors leading out onto the balcony which benefits from afternoon sunshine. The other side of landing you will find stairs leading to the top floor and the door leading into bedroom two. This is a double bedroom with additional room which is fitted with wardrobes that will make an ideal dressing room, plus there is ensuite fitted with shower, WC and sink.

On the top floor there is a lovely size main bedroom with double velux windows and ensuite bathroom fitted with bath, separate shower cubicle and WC.

The property is decorated with neutral colour scheme throughout and has electric underfloor heating and electric wall panel heaters.

The rear garden is fully enclosed with a brick wall to 2 boundaries and fencing to the third. There is a rear garden gate leading out to parking area. The garden is laid to artificial grass with raised borders.

There is residents parking behind the property.





## MATERIAL INFORMATION

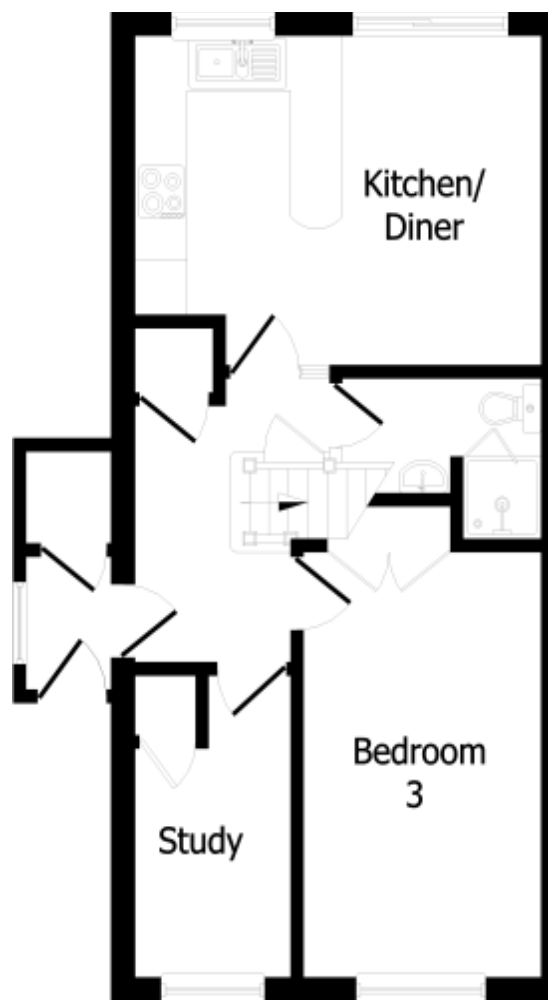
- Price (£) - 2,200 PCM
- Holding Deposit One Weeks Rent - £507
- Security Deposit Five Weeks Rent - £2538
- Council tax band (England, Wales and Scotland) - Band F
- Mains Water Supply
- Mains Electricity
- Heating - Electric Underfloor and ceiling heating panels
- Broadband - Fibre available
- Parking- 2 parking spaces to rear
- 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 - Town House- accommodation over 3 floors

## VIEWING BY PRIOR ARRANGEMENT 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.

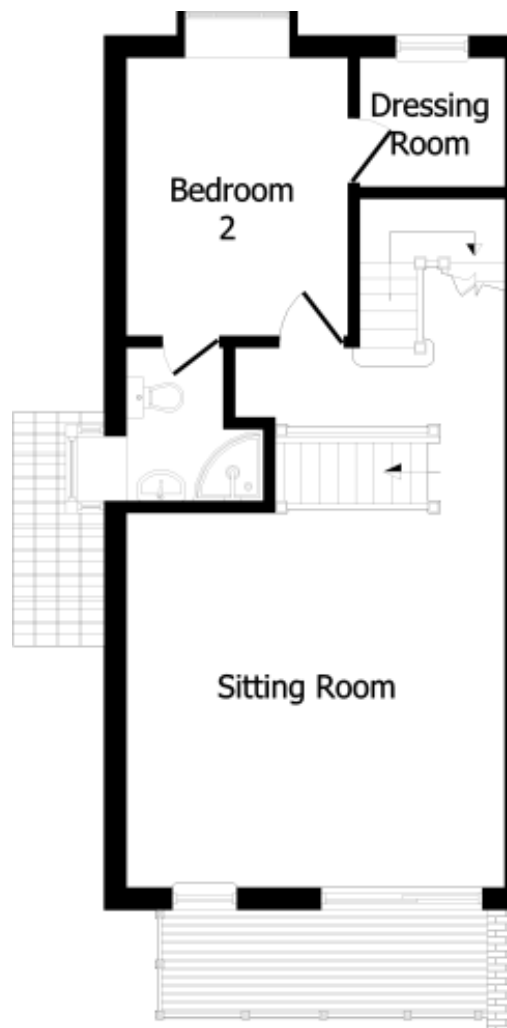






### Ground Floor

Approx. Internal Floor Area  
51.69 Sqm / 169.59 Sqft



### First Floor

Approx. Internal Floor Area  
48.41 Sqm / 158.83 Sqft



### Second Floor

Approx. Internal Floor Area  
31.95 Sqm / 104.82 Sqft





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 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