



## Tintagel Way

Port Solent, Portsmouth, PO6 4SS

Asking Price Of

# £600,000

A unique opportunity to buy this 3 Bedroom, South facing, end of terrace, marina side property in Port Solent with 11 metre mooring. This house comes with an additional side plot which is rare for a Port Solent property. The rear garden has recently been landscaped by the current owners and offers a private side garden as well as a rear garden which overlooks the marina and has a sunny South facing aspect.



# Property Features

- Three Bedrooms
- Sunny South Facing Balcony and Rear Garden
- One of the Largest Plots at Port Solent!
- Outside Garden Building with Light/Power and Water
- Remote 11 Metre Mooring
- Gas Central Heating
- Two Modern Bathrooms plus Cloakroom
- No Forward Chain
- Sizeable Side Garden
- Recently Decorated to Permissions -

## OVERVIEW

A unique opportunity to purchase this 3 storey, 3 bedroom, end of terrace, waterside townhouse with it's own private and secure 11 metre mooring.

This plot benefits from a substantial side garden which in addition to the larger than average rear waterside garden, is rare in Port Solent. The side and front of the garden is enclosed by a high brick wall, affording total privacy from the road and footpath running beside it. The rear and side garden combined area is a total of 99 sqm offering much larger than average outdoor space with lots of potential.

The front garden is planted with mature shrubs and is currently maintained by the estate gardeners. There is also a driveway for one car and a parking area opposite for additional cars and visitors.

The attractive rear garden has recently been re-laid with new patio slabs and stones making it very low maintenance. At the bottom of the garden, there is a picket fence with gate leading onto a secure marina side walkway serving residents' moorings in this terrace only. There is also convenient access to the road via a locked gate on this walkway.

There is a substantial sized shed with metal roof in the side garden which has light, power and running water and could be used for various purposes to suit your needs. Planning permission was obtained for this building from the previous owners.

The house comes with it's own 11 metre mooring at the other end of the terrace and has power & water at hand linked to the house.

Subject to appropriate planning permission/approvals & POSOL (Residents Management Company) approval there may be an opportunity to explore extending the property into this side garden.

All wooden flooring throughout the property is Khars Engineered Oak, the grey carpets are Axminster Jacob Twist and in the family Bathroom is Kirkstone Silver Green Volcanic Ash Slate.

Port Solent is a marina and luxury housing estate. The development is located on the western side of Horsea Island, in the north of Portsmouth Harbour, and was built in the 1980's. The marina is owned and managed by Premier Marinas. Facilities for residents and visitors include a multiscreen cinema, health club, bars and restaurants and shops, along a precinct known as The Boardwalk.

## DRIVEWAY

At the front of the property is a private driveway with a path leading to the front door. There are mature borders to one side (managed and maintained by the estate management) an outside light, doorbell and access to gas and electricity meters. Tintagel way is a cul-de-sac and therefore is quiet to passing traffic. There is also the added benefit of visitor parking opposite.



### **GARAGE/STORAGE ROOM**

10' 4" x 8' 2" (3.16m x 2.5m) A fantastic asset in any marina property, the partitioned garage has access to the front from the up and over door at the front of the house and contains a small, shelved area up to a stud wall. The second section of the garage can be accessed from the hallway via an internal door. This handy room would make a great storage/office/utility room. This space is completed with power, lighting, water and water softener.

### **ENTRANCE HALL**

Neutral decor with access to the rear of the Integral Garage, kitchen/dining room and stairs to the 1st floor landing. Central Heating Radiator, ceiling lighting, door bell and smoke alarm.

### **CLOAKROOM**

4' 9" x 3' 1" (1.45m x 0.94m) This handy cloakroom is ideal for visiting guests and has been recently refitted to include wall hung basin with vanity cupboard under, modern WC with concealed cistern, light décor and flooring.

### **KITCHEN / DINING ROOM**

15' 7" x 9' 2" (4.76m x 2.81m) Good sized dual aspect kitchen/dining area with bright clean decor throughout, this room offers a great space for entertaining family and friends with views and access to the rear garden so perfect in the Summer months if you are entertaining outside.

The kitchen was designed and supplied by Sylvarna Kitchen Design in Chichester. The modern units are in white gloss with contrasting Kirkstone silver green volcanic ash slate worktops and glass splashbacks. There is a 1½ bowl Franke stainless steel inset sink and the kitchen is equipped with a comprehensive range of integrated Neff appliances. There is a gas central heating boiler, radiator and ceiling lighting.



Appliances include the following:

- Fridge Freezer
- Two Electric Ovens, a full size and smaller oven, microwave, grill combo
- Induction Hob
- Slimline Dishwasher
- Washing Machine
- Steel and Glass Feature Extractor Unit

## GARDEN

The South facing rear garden along with a large side garden gives all day sunshine to this property. The garden has been newly landscaped by the current owners and offers a large patio area with central firepit to the rear. To the side there is a spacious side garden which offers total privacy and it a great place for table and chairs or an outdoor jacuzzi. This is a rather larger than usual garden and offers excellent space for socialising and privacy. The garden is fenced with a gate at the bottom which leads onto the mooring area with high brick walls to the side garden. There is also a large shed with power and lighting and gas which could be used for a variety of different purposes.

## STAIRS TO FIRST FLOOR

Light decor, with doors to the living room, family bathroom and bedroom 3. Ceiling lighting and telephone point. Also access to the front balcony which catches the morning sun.

The stair handrail and rods have been replaced from the traditional original to give a more contemporary look. Oak handrails provide a design link through the property complementing the oak floors and door sills.

## LOUNGE

15' 7" x 11' 5" (4.77m x 3.49m) This area of the property is light and airy, dual aspect, and features 5 windows flood the room with natural light. The lounge has light décor with two radiators and South facing balcony which looks onto the marina.

## BATHROOM

8' 11" x 5' 2" (2.72m x 1.58m) This modern architect designed bathroom is light and has a real warm feeling which is echoed via the "mood lighting" in the built in tiled shelves. The bathroom is complete with mains shower over the bath, WC and basin.

## BEDROOM 3

9' 4" x 8' 1" (2.85m x 2.47m) Located at the front of the property this room has light décor, radiator and UPVC double glazed window.

## STAIRS TO SECOND FLOOR

Light decor, with doors to bedrooms 1 and 2. Ceiling lighting.

## BEDROOM 2

13' 6" x 12' 3" (4.14m x 3.74m) Located at the front of the property this room has light décor, radiator and Velux window. This bedroom also has a handy store/airing cupboard.

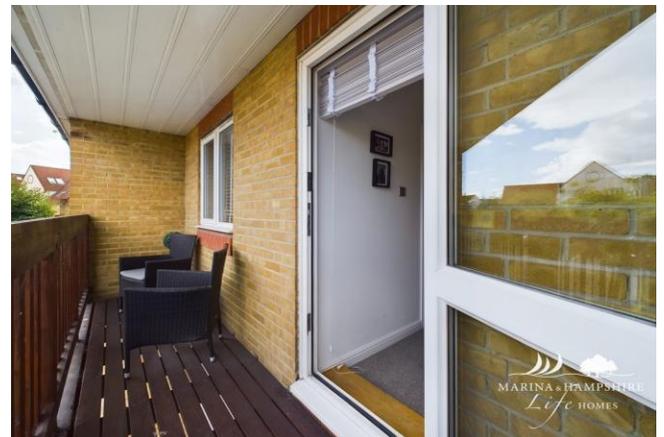
## BEDROOM 1

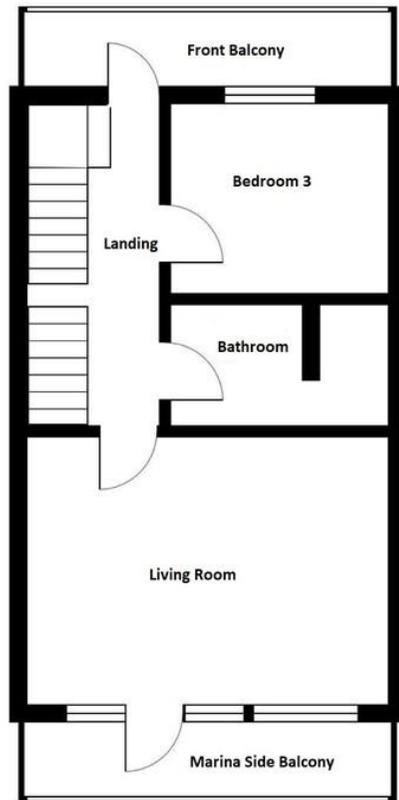
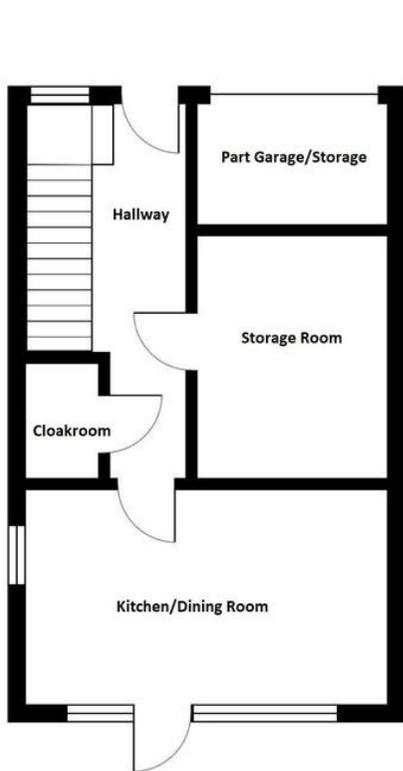
12' 4" x 11' 6" (3.76m x 3.53m) Located to the rear of the property this double bedroom has an en suite. The bedroom is light in décor, has a UPVC Double Glazed window and a handy additional storage cupboard.

## ENSUITE

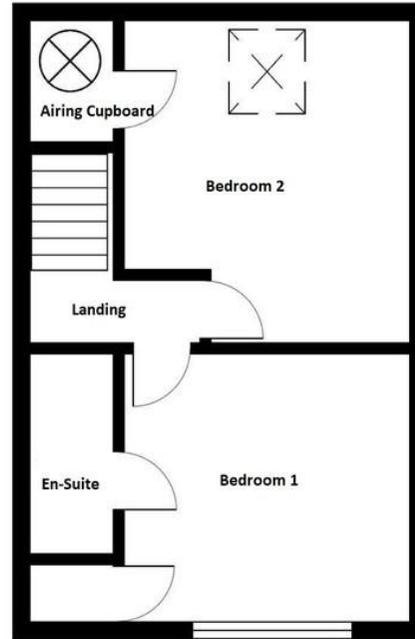
8' 4" x 2' 11" (2.56m x 0.91m) Complete with recently fitted suite to include WC, shower cubicle with mains shower and wall hung wash hand basin.







Floor Plan - Tintagel Way, Port Solent, PO6 4SS

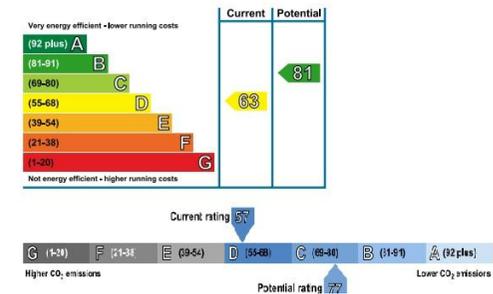


**MATERIAL INFORMATION**

- Price (£) 600,000
- Tenure – Freehold for House, Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1078.45 for house
- Annual mooring service charge amount (£) 424.69
- Service Charge Review Period – February Annually
- Council tax band (England, Wales and Scotland) - Band F - Portsmouth City Council
- 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 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)

There are other costs associated with the purchase of this property such as, but not limited to:

- Stamp Duty Land Tax
  - Land Registration Fees
  - Solicitors Fees and Disbursements
- We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.



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

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto:info@marinalifehomes.co.uk)  
 02392 373 446