

## Cadgwith Place

Port Solent, Portsmouth, PO6 4TD

Asking Price Of

**£425,000**

Immaculate 4 bedroom townhouse with GARAGE located in the heart of Port Solent Marina. Situated in a quiet cul-de-sac with private drive and ample visitor parking close by, this property represents excellent value for money for someone looking to experience the lifestyle that is Port Solent. A viewing is highly recommended.





# Property Features

- Four Bedrooms
- Immaculate Order Throughout
- South Facing Balcony with Marina View
- Garage with Mezzanine Level
- Large Enclosed Rear Garden
- Flexible Living Accommodation
- Modern Kitchen/Breakfast Room
- Close to Port Solent Boardwalk
- Modern Bathrooms
- Quiet Cul-de Sac Location

## OVERVIEW

This lovely four bedroom home is situated in Cadgwith Place, a quiet cul-de-sac in Port Solent. The house has been extensively upgraded by the current owner to include, modern kitchen, bathroom, new flooring and new windows. Offered with separate garage - call now to arrange a viewing!

The Boardwalk provides shopping, bars, restaurants, a multi screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail (Havant Station 15 mins away by car) and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

For the keen yachtsman, the marina basin is only a few minutes walk from the property and has many moorings available for rent. Accessed via a 24/7 manned lock, the marina provides safety and security for both yachtsman and vessel.

## ROOM MEASUREMENTS

Entrance Hall - 3.34m x 1.86m (10' 11" x 6' 1")  
Kitchen/Breakfast Room - 3.59m x 4.72m (11' 9" x 15' 5")  
Shower Room -  
Bedroom 2 - 4.62m x 2.71m (15' 1" x 8' 10")  
Bedroom 4/Study - 3.52m x 1.81m (11' 6" x 5' 11")  
First Floor Landing - 3.03m x 2.29m (9' 11" x 7' 6")  
Living Room - 4.72m x 3.67m (12' 0" x 15' 5")  
Balcony - 1.57m x 4.11m (5' 1" x 13' 5")  
Bedroom 1 - 3.52m x 2.76m (11' 6" x 9' 0")  
Bedroom 3/Dressing Room - 3.52m x 1.81m (11' 6" x 5' 11")  
Bathroom - 2.35m x 1.47m (7' 8" x 4' 9")  
Garage - 5.68m x 2.65m (18' 7" x 8' 8")  
Rear Garden

## PROPERTY DESCRIPTION

This beautiful home has been thoughtfully upgraded by the current owner to provide a modern, spacious property with flexible accommodation for the new owner to move straight into.

Upon entering the property on the ground floor you come into the welcoming entrance hall where you will find the stairs leading to the first floor and doors leading to both ground floor bedrooms, the shower room and kitchen breakfast room. The hall is decorated in neutral colour scheme with grey laminate floor tiles and contemporary white and steel staircase. There is a useful storage cupboard for coats/shoes etc.



Bedrooms two and four look towards the front aspect of the house - bedroom 4 is currently used as an office and bedroom 2 is a large double room, that could easily be used as a ground floor sitting room or playroom etc.

The kitchen/breakfast room has been refitted with white gloss units with led lights fitted under the Hanex worktop and gold coloured accessories which are very much on trend. There are built in appliances to include induction hob, electric oven and combination oven, fridge/freezer and dishwasher. The dining area has floor to ceiling sliding patio doors which lead out onto the rear garden.

On the first floor there are double doors from the landing which lead into the spacious living room. This room faces South and is finished with neutral decor and solid oak flooring. The room is filled with natural light from the large patio doors which lead out onto the balcony; the perfect sunny spot to sit and relax, and enjoy the marina views.

Bedroom one is a double room with built-in mirrored wardrobes and has the added bonus of a dual air conditioning and heating unit fitted, whilst bedroom three is currently fitted out as a walk-in dressing room, but could easily be used as an additional bedroom if needed.

The bathroom is fully tiled and has a double glazed window to the side aspect. Fitted with white sanitary ware to include shower bath with rain style shower fitted over and separate hand held shower, wash hand basin with contemporary unit fitted under and WC with concealed cistern. There is an illuminated bathroom cabinet to store your bathroom items.





A big asset to this property is the garage, which comes with light and power and has a fitted mezzanine level providing additional storage. The garage can be accessed directly from the back garden. The garden is a larger than average plot for Port Solent and is fully enclosed with side access gate.

The house has had the double glazing replaced throughout and has electric underfloor heating to the ground floor and ceiling heating panels.

This is one not to be missed so call to arrange your viewing today!

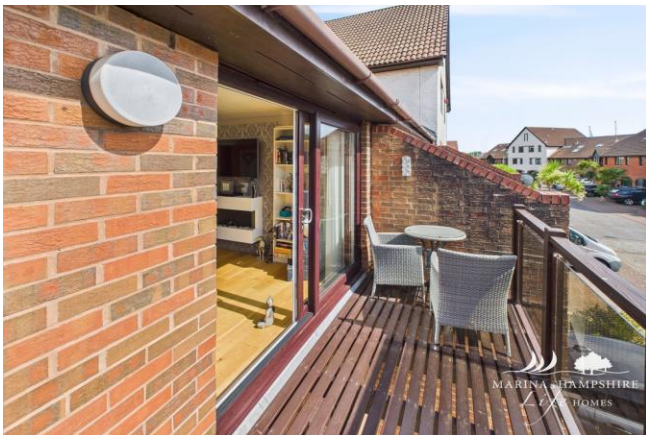
## MATERIAL INFORMATION

- Price (£) - £425,000
  - 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 2 Levels
- 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.

## 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.









**Approximate total area<sup>m</sup>**  
 1155 ft<sup>2</sup>  
 107.2 m<sup>2</sup>

**Balconies and terraces**  
 69 ft<sup>2</sup>  
 6.4 m<sup>2</sup>

**Reduced headroom**  
 3 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(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		78 C
55-68	D	61 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