

Carbis Close - Unfurnished

Port Solent, Hampshire, PO6 4TW

RENT

£1,495 pcm

An opportunity to rent this charming 3 bedroom marina property in the quiet setting of Carbis Close, on the west side of Port Solent Marina. Complete with an enclosed rear garden, carport, driveway, and conservatory this is the perfect lifestyle property choice.

Call us today to arrange a viewing.



Property Features

- End of Terrace Property
- Conservatory
- 3 Bedrooms
- Shower Room/Utility Room
- Fully fitted kitchen
- Mature enclosed garden
- Balcony
- Driveway & Carport Parking

Full Description

This fantastic family home is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the quite west side of the marina development.

What makes this home unique is its location - set in a quiet cul-de-sac with a tranquil and protected rear garden.

There is ample parking on the property with a car port, and driveway parking for three cars.

For the yachtsman Ports Solent is an ideal location with easy access to moorings, be that for purchase or rental.

The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtsman and vessel.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect lifestyle destination.

And with The Boardwalk, Port Solent's relaxing waterside experience, where you can eat, shop or take in a movie only a few minutes walk away, this property location couldn't be any better.

OUTSIDE

The enclosed rear & side garden is mainly laid to shingle and patio stones. It benefits from a large number of mature shrubs and plants and has a patio area. The garden is serviced by outside power, lighting and water and has rear access and storage shed.

DRIVE & CARPORT

The property is approached from the front driveway (8.07m x 2.83m) which leads to the gated carport entrance area. Within the carport area there are two storage cupboard which also houses the mains services. The carport (4.8m x 2.8m) has a tiled floor, lighting, security intercom, door bell, and water tap and leads to the front door.

KITCHEN/ DINING ROOM

15' 6" x 11' 9" (4.73m x 3.60m) Overlooking the rear garden is the modern kitchen/dining room, with a large window and patio doors leading to the enclosed garden.

This bright and airy room is great for entertaining and appears to seamlessly extend into the garden and patio area.



A comprehensive range of kitchen units and breakfast bar to both the floor and walls with light wood doors with contrasting grey marble effect worktops. The appliances are fully integrated and comprise of, AEG stainless steel fan oven and grill, ceramic hob, built in dishwasher, full height fridge freezer and a stainless steel extractor hood.

There is a stainless steel sink with mixer tap, and waste disposal unit. Decorated with light neutral decor throughout, light tiling to the walls and laminate light wood effect flooring. The kitchen benefits from under floor heating, ceiling lighting, TV and telephone point and a summer ventilation system outlet.

HALLWAY

10' 2" x 7' 5" (3.12m x 2.27m) Through the front door into the hallway, you will find doors to the kitchen/dining room, utility room/shower room, bedroom 3, conservatory, storage cupboard and stairs to the 1st floor. You will find laminate light wood style floor tiles underfoot and a light modern decor throughout.

UTILITY/SHOWER ROOM

7' 6" x 6' 5" (2.3m x 1.96m) Here you will find a partially tiled family utility/shower room, comprising of a white low level wc, sink with mirror over, shaver socket/light, 2 door cupboard, ceiling lighting and tile-effect vinyl flooring, along with space and plumbing for a washing machine.

BEDROOM 3

10' 10" x 5' 7" (3.31m x 1.72m) With a window facing the front aspect of the property bedroom 4 is a good sized single room with light carpet underfoot, light decor, ceiling lighting, roller blind and coving.



CUPBOARD

Storage cupboard with ample space for hanging or storage.

CONSERVATORY

13' 2" x 9' 5" (4.03m x 2.88m) This 5 sided double glazed conservatory is a fantastic addition to this property, this room features double doors to the enclosed garden, laminate light wood effect flooring, wall lighting, vertical blinds and light decor.

STAIRS TO FIRST FLOOR LANDING

From the 1st floor landing you will find the living room, family bathroom and bedrooms 1 & 2.

LIVING ROOM

15' 5" x 12' 1" (4.7m x 3.7m) Off the landing you will find this good sized Living Room with patio doors and side window, onto the balcony. This room is as spacious as it is practical and yet still retains that warmth and charm. Light, bright and airy, this room has light modern carpet underfoot with light decor throughout and has the added benefit of ceiling heating and lighting so there are no radiators throughout the house. Coving, TV point and door entry intercom complete this comfortable living space.

BALCONY

13' 1" x 4' 11" (4.0m x 1.5m) Slatted wooden flooring, slatted wooden handrail, outside lights.

BEDROOM 1

9' 1" x 11' 6" (2.77m x 3.52m) With a double glazed window overlooking the enclosed rear garden, bedroom 1 is a good sized double with carpet underfoot and light decor to walls and ceilings, there is coving, ceiling lighting and heating along with a built in double mirror door wardrobe.

BEDROOM 2

11' 6" x 6' 0" (3.52m x 1.84m) Bedroom 2 is a single bedroom overlooking the enclosed rear garden. This room has neutral carpet, light decor to walls and ceilings, a built in double mirror door wardrobe with shelving and hanging space, ceiling lighting, heating and coving.

FAMILY BATHROOM

7' 9" x 4' 9" (2.37m x 1.47m) The double glazed bay window makes this bathroom bright and airy and is complemented with white decor and tiling throughout. The floor is of light wood effect laminate and the white suite comprises of a low level wc, bath with shower attachment over, a sink and pedestal with mirror and light over.

MATERIAL INFORMATION

- *Rental Price – £1495.00 pcm
- *Holding Deposit – One Weeks Rent (£)345
- *Security Deposit – Five Weeks Rent (£)1725.00 (Including the Holding Deposit)
- *Length of Tenancy – 12 months minimum
- *Council Tax Band - E - Portsmouth City Council
- *Property Construction – Brick and Timber Frame
- *Electricity Supply – Mains Electric
- *Water and Sewerage – Mains
- *Heating – Electric under floor and ceiling heating panels
- *Broadband – Fibre to cabinet
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Carport and Driveway
- *Restrictions – Subject to Management company restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- *Accessibility - Accommodation arranged over 2 floors







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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