

Cadgwith Place, Port Solent
Portsmouth, PO6 4TD

Asking Price Of

£650,000

Rarely available this three bedroom south facing townhouse with 11 metre mooring to the rear garden. Benefitting from a driveway, carport and a GARAGE!. Lounge with a balcony for you to relax on and enjoy the marina views. This beautiful home is offered with no chain. Call today to view!



Property Features

- SOUTH FACING MARINA VIEW
- DRIVEWAY AND CARPORT
- GARAGE
- THREE BEDROOMS
- KITCHEN/DINER
- LOUNGE WITH BALCONY
- 11 METRE MOORING TO REAR GARDEN
- CLOSE TO BARS AND RESTAURANTS
- EN SUITE TO MAIN BEDROOM
- NO FORWARD CHAIN

OVERVIEW

This is a rare opportunity to enjoy marina-side living in one of Port Solent's most desirable settings. This South facing townhouse has unparalleled views of the marina – also really easy for mooring because of the large open space and straight run to the berth.

The home comprises of lounge/diner, three well-proportioned bedrooms with ensuite to the main bedroom, driveway, carport and garage and terraced garden with a mooring to the rear.

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.

PROPERTY DESCRIPTION

Stunning 3-Storey South-Facing Townhouse with Mooring situated in Port Solent

Located in the prestigious waterside development of Port Solent, this beautifully presented 3-bedroom townhouse offers stylish and spacious living across three floors, complete with private mooring, driveway, carport, and garage.

The ground floor features a modern kitchen/diner to the rear, perfectly positioned to overlook a tiled terrace garden leading directly to your private mooring – ideal for boat owners and outdoor entertaining.

On the first floor, enjoy a bright and airy south-facing lounge with patio doors opening onto a balcony, along with Bedroom 2, offering flexible space for guests or home office use.

The top floor hosts the generously sized main bedroom with ensuite, along with Bedroom 3 and Bathroom, all neutrally decorated and carpeted throughout.



Additional benefits include:

South-facing orientation for maximum natural light

Three well-proportioned bedrooms, with ensuite to the main

Private driveway, covered carport, and garage

Waterside living with direct access to your own mooring

This is a rare opportunity to enjoy marina-side living in one of Port Solent's most desirable settings. Early viewing is highly recommended.

ROOM MEASUREMENTS

CARPORT - 15' 1" x 12' 2" (4.6m x 3.71m)

HALLWAY - 6' 7" x 4' 3" (2.01m x 1.3m)

CLOAKROOM - 3' 3" x 6' 6" (0.99m x 1.98m)

KITCHEN/DINER - 14' 10" x 12' 0" (4.52m x 3.66m)

LANDING - 6' 3" x 4' 3" (1.91m x 1.3m)

LOUNGE - 18' 5" x 12' 1" (5.61m x 3.68m)

BALCONY - 5' 2" x 12' 1" (1.57m x 3.68m)

BEDROOM TWO - 11' 11" x 12' 0" (3.63m x 3.66m)

LANDING - 6' 3" x 5' 4" (1.91m x 1.63m)

MAIN BEDROOM - 14' 2" x 12' 1" (4.32m x 3.68m)

ENSUITE - 3' 11" x 5' 9" (1.19m x 1.75m)

BEDROOM THREE - 11' 11" x 6' 8" (3.63m x 2.03m)

BATHROOM - 11' 0" x 5' 1" (3.35m x 1.55m)

GARAGE

Garage number 90- with power, light and alarm,



MATERIAL INFORMATION

- Price (£) - 650,000
- Tenure – Freehold for House
- Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1064.86 for house(reviewed February, yearly)
- Annual mooring service charge amount (£) 455.47
- Mooring Service Charge Review Period – February Annually
- Council tax band (England, Wales and Scotland) - Band G
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric
- Broadband - Fibre available
- Parking- On Driveway and Carport
- 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- Step Up To Front Door And Accommodation On 3 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 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 are 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