



Newlyn Way

Port Solent, Portsmouth, PO6 4TN

Asking Price Of

£625,000

Rarely available three bedroom South Facing townhouse with carport, 11 Metre Mooring and separate garage, situated in Newlyn Way, Port Solent. Call today to arrange your viewing!!



Property Features

- Three Bedroom Townhouse
- Recently Fitted Kitchen
- 11 Metre Mooring at End of Garden
- Car Port with Secure Gates
- Neutral Decor and Carpets
- South Facing Garden
- Main Bedroom with Ensuite
- Separate Garage
- Purpose Built Wine Cellar
- Recently Fitted Double Glazing

OVERVIEW

Rarely available three bedroom townhouse with car port, separate garage and 11 metre mooring with a South facing rear garden, situated in Newlyn Way at Port Solent.

Port Solent is one of Portsmouth's most inviting waterfront destinations, blending a relaxed marina lifestyle with great food, leisure, and scenic views. For the yachtsman, there is a 24 hour manned Lock, providing easy access to the Solent and beyond.

The Boardwalk is the heart of Port Solent, lined with a mix of restaurants, cafés, and bars where you can enjoy everything from casual coffee stops to waterfront dining with sunset views. There is a David Lloyd Leisure Centre and Odeon cinema for your convenience.

Portchester train station is nearby and there is quick access to the M27 and A3 motorways making Port Solent a great all round destination.

ROOM MEASUREMENTS

Car Port - 3.68m x 4.46m (12' 0" x 14' 7")
Entrance Hall - 2.02m x 1.29m (6' 7" x 4' 2")
Cloakroom - 1.01m x 2.28m (3' 3" x 7' 5")
Kitchen/Breakfast Room - 3.69m x 4.53m (12' 1" x 14' 10")
First Floor Landing - 1.92m x 2.59m (6' 3" x 8' 5")
Lounge - 3.68m x 5.69m (12' 0" x 18' 8")
Bedroom Two - 3.68m x 3.69m (12' 0" x 12' 1")
Second Floor Landing - 3.07m x 1.90m (10' 0" x 6' 2")
Main Bedroom - 4.33m x 3.70m plus entry(14' 2" x 12' 1")
Ensuite - 1.96m x 1.17m (6' 5" x 3' 10")
Bathroom - 3.65m x 1.54m (11' 11" x 5' 0")
Bedroom Three - 3.68m x 2.02m (12' 0" x 6' 7")
Rear Garden
11 Metre Mooring

PROPERTY DESCRIPTION

Discover effortless waterfront living in this south-facing three-bedroom townhouse with 11 metre mooring to the rear and separate garage. This home is perfectly positioned to capture all-day sunshine and uninterrupted views across the marina. The house was upgraded in 2023 by the current owners to include double glazing throughout, carpets, refitted kitchen and new car port gates.

On arrival at the property you enter via the car port, which has secure wrought iron gates. Inside the car port there is access to a purpose built wine cellar for any wine enthusiasts out there!!

On the ground floor the accommodation comprises entrance hall with stairs leading to first floor, cloakroom with plumbing for washing machine and kitchen/breakfast room.



The kitchen has been recently refitted with a Magnet kitchen and includes built in induction hob, electric fan oven, fridge/freezer and dishwasher. The inset sink is fitted with a Quooker constant hot water tap. There is a central island with breakfast bar providing seating for you and your guests. The kitchen has a bifold door which opens onto the rear garden, providing seamless transition from indoor to outdoor living. The South facing aspect provides all day sunshine making this a great place to relax and/or entertain.

On the first floor there is a double bedroom with built in wardrobe to the front aspect and a large, South facing living room, which is finished with neutral decor and Karndean style flooring. The sliding patio doors provides access to the balcony, where you can sit and take in the beautiful marina views.

On the second floor there is the main bedroom, ensuite, bedroom three and main bathroom. On the landing there is a useful storage cupboard and separate airing cupboard housing the Economy 7 hot water tank.

The main bedroom is a good size double room with double built in wardrobe and the current owners have fitted a large full height window which provides wonderful views to the marina and fills the room with plenty of natural light.

The ensuite is fully tiled to walls and floor and is fitted with a large shower cubicle with electric shower fitted, WC with concealed cistern and pedestal wash hand basin. Across the landing there is the family bathroom which is also fully tiled to walls and floor and fitted with white sanitary ware to include bath, pedestal wash hand basin, WC and separate shower cubicle with electric shower fitted.



Bedroom three is a good size single room with built in storage cupboard and is laid to carpet with neutral decor.

Outside to the rear of the property the South facing garden is laid to decking. There is an outside water tap and power supply for the mooring. The 11 metre mooring is situated at the end of the garden for your convenience.

The garage is in a separate block nearby the house and has remote up and over door with light and power.

VIEWING BY APPOINTMENT ONLY THROUGH MARINA 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.

MATERIAL INFORMATION

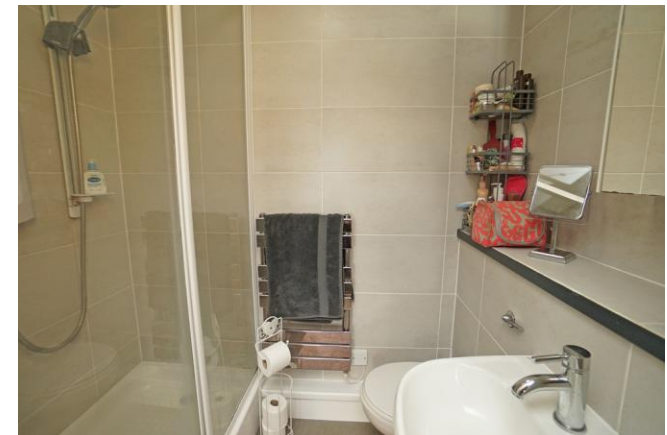
- Price (£) - 625,000
- Tenure – Freehold for House, Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1064.86 for house (reviewed February, yearly)
- Annual mooring service charge amount (£) 455.47
- Mooring Service Charge Review Period – 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 underfloor heating and ceiling heating panels
- Broadband - Fibre available
- Parking-Carport and driveway and separate garage
- 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 over 3 floors with stairs

Stamp Duty Land Tax

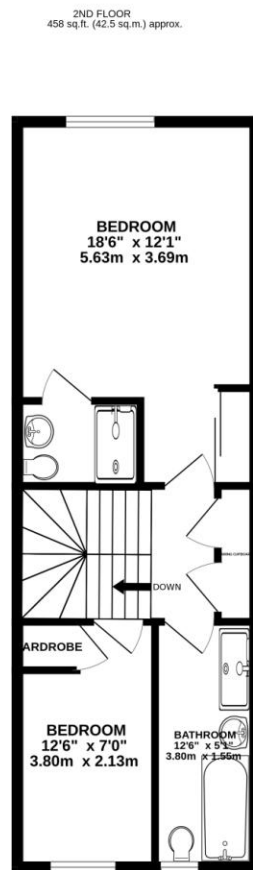
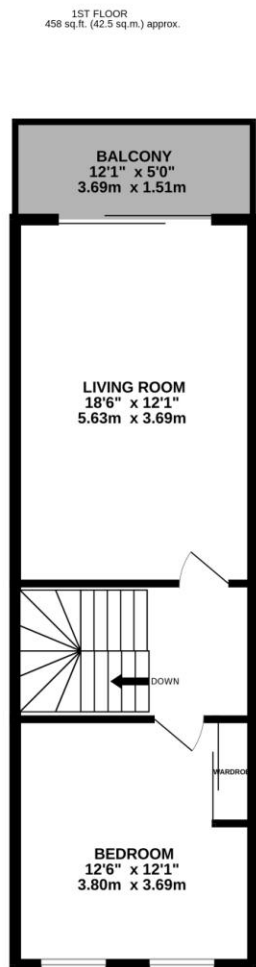
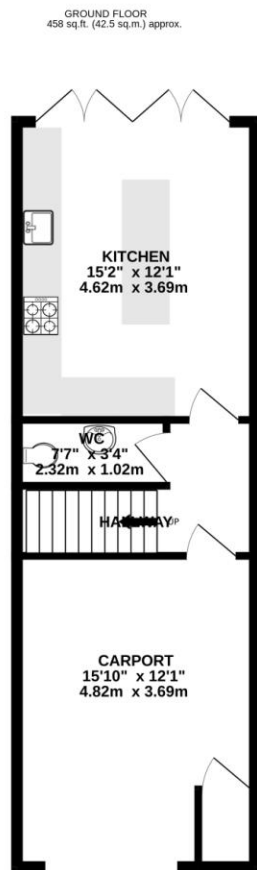
Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.







TOTAL FLOOR AREA: 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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 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.