



Mullion Close

Port Solent, Portsmouth, PO6 4SU

Asking Price Of

£525,000

Delightful three bedroom, marina side property with South West facing aspect, car port and driveway parking, plus 11 metre remote mooring. No onward chain.



Property Features

- Three Bedrooms
- South West Facing Marina Side Garden
- Large Kitchen/Dining Area
- Lounge with Balcony
- Main Bedroom Ensuite
- Additional Storage Room
- Drive and Carport
- Marina Views
- Remote 11 Metre Mooring
- Close to Bars and Restaurants

Full Description

DRIVEWAY AND CARPORT

25' 11" x 8' 5" (7.91m x 2.59m) At the front of the property is a private driveway, laid to feature brick. The driveway leads you onto the carport which has a tiled floor, light decor, water tap, secure cupboard containing the consumer unit, door entry intercom system, letter box, doorbell and outside lighting. The secure iron gates to the carport create a large storage area which lends itself to various uses.

ENTRANCE HALLWAY

7' 8" x 11' 7" (2.35m x 3.55m) Entering through the front door you are met with a light and spacious entrance hallway. Here you will find light terracotta floor tiles with light décor to the walls, ceiling and woodwork. The hallway has ceiling downlighters, PIR, doorbell, smoke alarm and under floor heating throughout. Continue through to bedroom 3/Study, the cloakroom, kitchen/dining area and stairway to the 1st floor.

BEDROOM 3/STUDY

10' 6" x 5' 9" (3.22m x 1.76m) Bedroom 3/Study is offered neutrally decorated, with light decor to the ceiling and coving with light carpet. This room has a double glazed window to the front aspect of the property enabling natural light to provide a light to the room.

CLOAKROOM/ SHOWER ROOM

7' 4" x 6' 5" (2.25m x 1.98m) Accessed from the entrance hall, this ground floor cloakroom is fitted with a white suite comprising of a low level WC, wall mounted sink with tiled splash back, shaving socket and a fully tiled shower enclosure. The cloakroom has light décor to the walls and ceiling and a terracotta tiled floor. There is plumbing for a washing machine.

KITCHEN/ DINING ROOM

11' 5" x 15' 5" (3.49m x 4.70m) This property benefits from a spacious modern kitchen with an extensive range of white gloss floor and wall cupboards, with contrasting worktop and breakfast bar, featuring under cupboard lighting completed by a light tiled splash back. The kitchen features an overhead wine rack/shelving unit above the breakfast bar. With electric under floor heating throughout the kitchen and dining area has terracotta floor tiled flooring. There is built in hob, oven and dishwasher and space for a fridge/freezer.

From the dining area you have double glazed sliding patio doors leading out onto the marina side garden, which offers views of the marina beyond. A great area for socialising as guests can easily move from inside to outside when entertaining.



GARDEN

Located in the heart of Port Solent this property's rear garden is presented with raised decking featuring inset blue lighting, leading down to shingle where a patio path meanders to the foot of the garden, which enjoys fantastic views of the marina. You will find a power socket, outside tap, an outside light and awning, enabling you to extend those summer evenings. This is a fully enclosed garden, adding that extra privacy and safety to the outdoor area.

STAIRS TO 1ST FLOOR LANDING

Taking you from the ground floor to the first floor. There are carpeted stairs and light décor to the walls and ceiling.

LIVING ROOM

14' 11" x 15' 4" (4.56m x 4.69m) This lovely, spacious room benefits from light décor to the walls, ceiling, coving and dark wood flooring. Within this living room you will find a ceiling light, telephone point, TV point, ceiling heating controls and door entry phone system. There are double glazed sliding patio doors which lead out onto the Southwest facing balcony where you can enjoy the marina views.

BALCONY

15' 9" x 5' 0" (4.82m x 1.53m) With views across the marina and overlooking the garden, this balcony makes the perfect place to sit and relax and watch the hustle and bustle of marina life. There is ample space for balcony furniture and you will find outside lighting that allows you to maximise those summer evenings. Finished with smoked glass panelling this Balcony allows you unrestricted viewing of the marina.



MAIN BEDROOM

13' 3" x 12' 2" (4.05m x 3.73m) With a double-glazed window overlooking the front aspect of the property, the lovely light bedroom is a great size and has two double built in wardrobes for your convenience. It is decorated in neutral colour scheme with light coloured carpet. Door to ensuite bathroom;

MAIN BEDROOM ENSUITE

8' 2" x 5' 8" (2.49m x 1.73m) Within this main bedroom ensuite you will find light wood laminate flooring and light 1/2 tiled walls with motif border, with the remainder of the walls decorated in neutral colour. The white suite comprises of a wall mounted basin, white bath with shower over and WC with concealed cistern. There is a heated towel rail and shaver socket. An arched storage space, set within the eaves, provides a useful area to store your bathroom items. You will find ceiling downlighters and a ESWA ceiling heating control within this ensuite.

STAIRS TO 2ND FLOOR LANDING

Taking you from the first floor to second floor landing. There are carpeted stairs and light décor to the walls and ceiling.

BEDROOM 2

15' 6" x 10' 4" (4.73m x 3.16m) With a Velux window overlooking the marina, this bedroom has light carpeted flooring, light decor to walls, light décor to the ceiling and benefits from ceiling lighting and ceiling heating. There are two double inset wardrobes for all your storage needs, built within the eaves of the bedroom. Door to ensuite shower room.

BEDROOM 2 ENSUITE

4' 10" x 5' 8" (1.48m x 1.74m) With 1/2 tiled walls and light wood laminate flooring, this ensuite houses a white suite comprising of a low-level WC, wall mounted basin with mixer taps, and fully tiled shower enclosure. In addition you will find a wall mounted toilet roll holder, mirror with vanity shelf and ceiling downlighters. A Velux window to the front aspect of the property provides natural light to the room.

STORAGE ROOM

Located on the second floor this property benefits from a further storage room.

11 METRE REMOTE MOORING

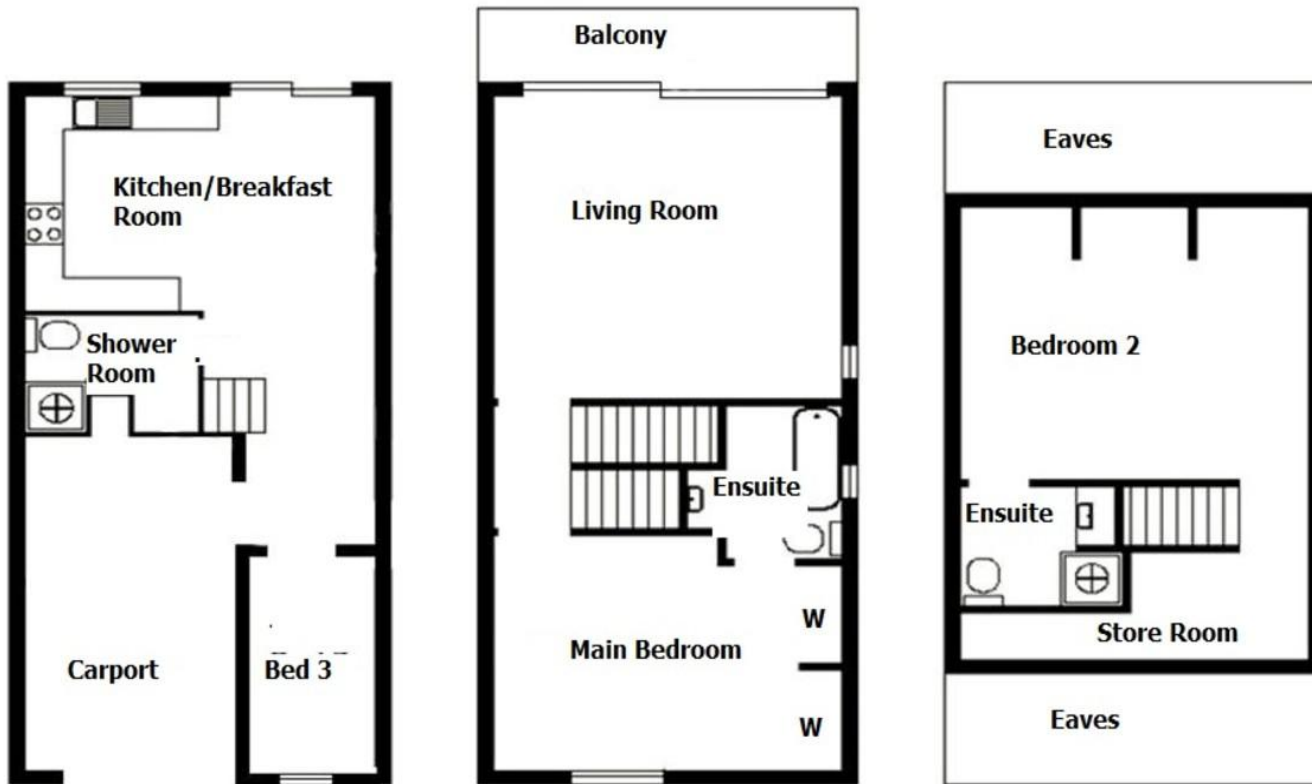
This property benefits from a remote 11 Metre Mooring.

MATERIAL INFORMATION

- Price (£) - 525,000
- Tenure – Freehold for House, Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1078.45 for House (reviewed February, yearly)
- Annual mooring service charge amount (£) 424.69
- Mooring Service Charge Review Period – February Annually
- Council tax band (England, Wales and Scotland) - Band F
- 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 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))
- Accessibility - Accommodation is over 3 floors - no lift access



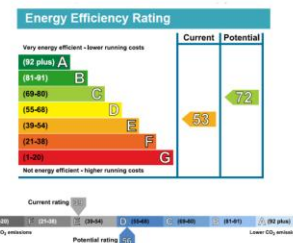




VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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.



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