

Bryher Island

Port Solent, PO6 4UE

£750,000

Fantastic south facing 3 bedroom marina side end of terrace property with 11 Metre Mooring located on the prestigious Bryher Island and facing south onto the main marina fairway this property benefits from sunshine throughout the day. No onward chain.



Property Features

- 3 Bedroom Bryher Island Town House
- 2 Double Bedrooms - Ensuite
- 11 Metre Mooring
- Study
- South Facing Marina Garden
- Close to Port Solent Boardwalk
- End of Terrace
- No onward chain

Full Description

OUTSIDE

Located in the heart of Port Solent, this property's garden faces south. There is a patio and garden area directly outside the kitchen patio doors, with outside lighting and water.

DRIVEWAY

7' 9" x 18' 7" (2.37m x 5.67m) At the front of the property is a private driveway, laid to feature brick. There are mature plants and shrubs to either side (Managed by external contractors) and an outside light.

CARPORT

9' 1" x 9' 2" (2.77m x 2.80m) The driveway leads you onto the carport which has a tiled floor, light décor, water tap, door entry intercom system, letter box, doorbell and lights.

LOBBY

11' 8" x 7' 9" (3.57m x 2.37m) Through the front door you will be in the lobby area. With light tiled flooring, and emulsion walls and ceilings, here you will find doors leading to the property entrance and the converted storage room. This useful lobby provides additional security to both the front of the property and the storage room.

STORAGE ROOM

5' 0" x 5' 11" (1.54m x 1.81m) From the Entrance Lobby you will find the Storage room. Fully shelved this storage room has been well planned with power points and ceiling lighting. You will find access to a further lockable storage cupboard within this room. The floor is laid to tiling with emulsion walls and ceilings.

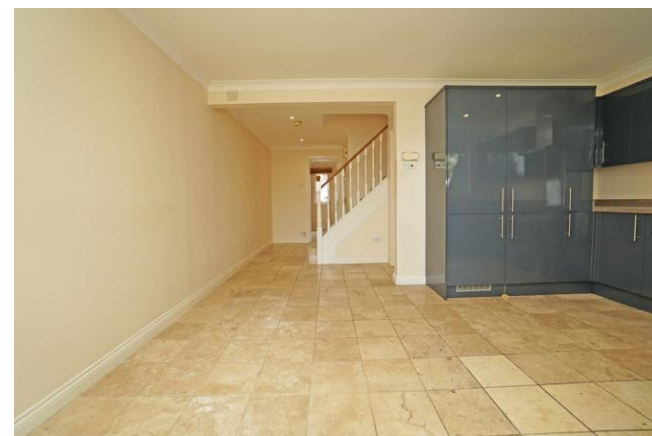
KITCHEN / DINING ROOM

12' 0" x 15' 5" (3.68m x 4.71m) KITCHEN
Modern kitchen with an extensive range of gloss floor and wall cupboards with contrasting wood effect work top. Electric under floor heating with light floor tiles gives this kitchen a modern feel.

APPLIANCES

Integrated appliances include the following:

- AEG Fan Oven and Grill
- Full Height Built In Fridge Freezer
- Bosch Dishwasher
- Stainless steel sink with mixer tap
- Ceramic Hob
- Feature Extractor Hood with Stainless Steel Splashback and Extractor Hood



DINING AREA

In the Dining area you will find ample space for a table and chairs. This area is lit by ceiling downlighters and heated by the under floor heating system

This property boasts views of the marina and waterside garden through the double glazed doors and windows.

BEDROOM 3 / STUDY

10' 3" x 5' 10" (3.14m x 1.79m) Bedroom 3 is offered neutrally decorated with carpet underfoot. This room has a window to the front aspect of the property with wooden blinds enabling natural light to provide a light and airy ambiance to the room. You will find plug sockets, PIR, summer ventilation point, ESWA Ceiling Heating thermostat, telephone point and dimmer controlled ceiling lighting within the room.

CLOAKROOM

7' 5" x 6' 5" (2.28m x 1.97m) This ground floor cloakroom houses a white suite comprising a low level WC, wall mounted sink with white tiled splashback with vanity unit below and a fully tiled shower cubicle. Light décor and with a contrasting tiled floor underfoot you find a wall mounted towel warmer/radiator in addition to the suite.

STAIRS TO FIRST FLOOR LANDING

From the ground floor hallway you have wood laminate stairs, white bannisters with wood handrail, emulsioned walls & ceiling and a ceiling light.



LIVING ROOM

15' 5" x 14' 11" (4.72m x 4.55m) With south facing marina views and access to the balcony this room benefits from wall to wall patio doors and as a result is as light and bright as it is practical. You will find carpet underfoot, light décor to walls and ceiling, ceiling lights, TV and telephone points, door entry phone system, PIR and Summer Air Ventilation vent. There is ceiling heating throughout the property which means the modern lines of the rooms are not spoilt by radiators and allow for more furnishing options and configurations. Take the double glazed patio doors to the balcony.

BALCONY

16' 2" x 5' 1" (4.93m x 1.56m) With views stretching across the marina this is definitely a balcony with a view. Panoramic and uninterrupted views across the main marina fairway make this the perfect place to sit and relax and watch the hustle and bustle of marina life. Outside lighting allows you to maximise those summer evenings.

MAIN BEDROOM

13' 3" x 12' 3" (4.04m x 3.75m) With a double glazed window overlooking the front aspect of the property, the main bedroom has wood laminate flooring. You will find the walls and ceiling to be decorated with light decor and the room has ceiling lighting and heating. In addition there are two double built in wardrobes for all your storage needs, white sockets and switches throughout, and access to the en-suite.

MAIN BEDROOM ENSUITE

8' 3" x 5' 8" (2.53m x 1.73m) En-Suite with bath and shower screen over, hand wash basin and low level wc. Large frameless mirror and an archway and cupboard storage area.

STAIRS TO 2ND FLOOR LANDING

Taking you from the 1st floor landing to the second floor. There are carpeted stairs and emulsioned walls and ceiling. On the landing you will find the loft access.

BEDROOM 2

15' 5" x 12' 7" (4.72m x 3.84m into eaves) With a velux window overlooking the marina, this bedroom has carpeted flooring, light décor to walls and ceiling and ceiling lighting and heating. There are two double built in "half height" wardrobes for all your storage needs built within the eaves of the bedroom.

BEDROOM 2 ENSUITE

5' 10" x 4' 9" (1.78m x 1.47m) With 1/2 tiled walls and tile effect vinyl flooring this en-suite houses a white suite comprising of a low level WC, mounted basin with mixer taps, and fully tiled shower cubicle with corner wall mounted shelf. In addition you will find a wall mounted toilet roll holder, wall mounted heated towel rail and ceiling lighting. A Velux window to the front aspect of the property provides natural light to the room.





STORAGE ROOM

15' 5" x 6' 5" (4.72m reducing x 1.97m into eaves) Located on the second floor this property benefits from a further storage room. The room is equipped with ceiling lighting and has had shelves fitted to provide all those storage needs. The water tank and pipe work is located within this room.

GARDEN

36' 1" x 20' 4" (11m x 6.22m) The south facing rear garden, gives nearly all day sunshine to this property. The larger than usual garden offers privacy as well as panoramic views across the main marina fairway, promoting areas to accommodate all times of the day. Directly from the patio doors you will find a patio area that benefits from a water tap and outside lighting to enable you to maximise those summer evenings.

11 METRE MOORING

11 Metre Mooring - R25 Maximum Length 11.3m and Maximum Beam 5.590

GENERAL INFORMATION

Council Tax Band G - Portsmouth City Council

Property - Freehold - Annual Management Charge - £1078.45 (2024/2025)

Mooring - Leasehold - 115 years left to run - Annual Mooring Service Charge - £424.69 (2024/2025)

Mains Water Supply

Electric Heating via Underfloor and Ceiling Heating.

Broadband - Fibre Available

PORT SOLENT

Port Solent Portsmouth provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments. 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 and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

VIEWING BY APPOINTMENT 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		

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