



Bryher Island, Port Solent,
Portsmouth, Hampshire, PO6 4UE

3 Bedroom Townhouse with Private 11 metre mooring.

£540,000

Property Features

- Modern Extended Marina Side Property
- 2 Double Bedrooms both with En-Suite
- 3rd Bedroom/Study
- Driveway Parking for 2 Cars
- Carport with Large Lockable Storage Cupboards
- Excellent Presentation Throughout
- Private 11 Metre Mooring at the foot of the Garden
- Balcony to Living Room with Fantastic Views
- Extended Open Plan Kitchen/Dining Room
- New Kitchen and Recent Replaced Bathrooms

Full Description

GENERAL

This property has recently undergone a major transformation with a ground floor extension, new kitchen, replacement internal doors, new flooring, new cloakroom and recently replaced en-suites. No expense has been spared to make this a very well presented, modern, contemporary marina property and one well worth a viewing.

DRIVEWAY AND CARPORT

Driveway - 9.61m x 2.67m

Carport - 4.74m x 2.80m

The feature brick driveway leads you to the carport, here you have parking for two cars.

The carport has 3 storage cupboards, all of which have security locking, power and two with lighting. The carport has useful additions such as power, water and an outside light, along with a doorbell and security intercom to the 1st floor living room.

GROUND FLOOR HALLWAY

Once you enter this property through the front door you are greeted by the large open plan hallway leading to the new, extended, modern kitchen/dining room. This hallway benefits from the natural ambience of light from the study and through the full width double glazed patio doors that lead you to the Marina Side Garden. In addition the hallway benefits from light tiles underfoot and light décor to the walls and ceiling. With under floor heating and ceiling lighting this hallway is a light and spacious living area.

KITCHEN/DINING ROOM

17' 4" x 15' 3" (5.30m x 4.66m) This recently extended, modern well equipped Kitchen/Dining room leads seamlessly on from the open plan Hallway area.

Boasting an extensive range of grey wall and floor units, central island with built in "wrap around" dining table, complemented with white marble work top and matching marble splash back/upstand.

There is a continuation of light tiled flooring underfoot which flows from the hallway.



The range of fitted appliances are extensive and consist of:

Built in Full Height Fridge Freezer.

Range style oven and Grill.

Modern Built in Extractor Hood.

Built in Dishwasher.

Built in Microwave.

Double under slung sink with mixer tap.

Finished with ceiling downlighters, feature lighting over the island, integral ceiling speakers, smoke detector, TV and telephone points, alarm sensor, floor and ceiling heating, Double Glazed full width patio doors overlooking the marina side garden and private 11 metre mooring.



BEDROOM 3/STUDY

10' 7" x 5' 9" (3.23m x 1.76m) This property benefits from 3rd bedroom which is situated off the hallway on the ground floor. Currently used by the present owners as a study this room has views through the double glazed window to the front aspect of the property and has neutral carpet underfoot and light décor to the walls, wood work and ceiling.

CLOAKROOM

7' 4" x 4' 11" (2.24m x 1.50m) This new modern cloakroom has a continuation of floor tiling with light décor to walls and ceiling, there is a new square style wash hand basin inset into a three drawer unit with frameless mirror above. There is a "floating" wall hung WC, space and plumbing for a washing machine and a full height storage area.



MARINA SIDE GARDEN

20' 11" x 16' 0" (6.39m x 4.90m) Designed and built with outdoor living in mind, the marina side garden has a top decked area adjacent to the patio doors. An ideal place to sit and relax after a hard days work.

The top deck benefits from heating, lighting, and power with additional power and water supplied to the mooring. From here you can step down onto lower part of the garden which is laid mainly to shingle, where you will find the picket style fence and gate leading to the private 11 metre mooring.



MOORING

37' 0" (11.3m) With the convenience of your very own mooring at the foot of the garden, boating really does become a reality. You can step off the garden onto your boat and within a few brief minutes be sailing out of the lock and towards Portsmouth Harbour. The mooring provides a safe and secure environment for both the vessel and yachtsman with the ultimate convenience of being on your own property, which means you can take advantage of the weather with relative ease and minimal planning.





FIRST FLOOR LIVING ROOM

15' 4" x 14' 11" (4.69m x 4.57m) Once you step up into the 1st floor living room the house just continues to show its splendour. Neutral carpets and fresh neutral decor throughout adds to the light and fresh feel of this almost perfectly square and hugely spacious room. Then you are seduced by the patio doors which lead you onto the balcony which stretches across the full width of the property and overlooks the garden, marina and mooring.

Light streams in through the patio doors making this a perfect place to relax and take in the view which stretches as far as the chalk hills of Portsdown. Equipped with ample power sockets, telephone point, TV point, remote door entry system and heating controls.

BALCONY

16' 1" x 5' 0" (4.92m x 1.53m) A balcony with a view. This balcony offers a magnificent view of the marina and a really social place to relax and unwind after a hard day in the office. There is ample space for garden furniture and for extra privacy the glass panels are finished in a smoked effect glass. Finally the balcony has the added benefit of outside lighting to help extend those warm summer evenings and modern tiled flooring underfoot.

MASTER BEDROOM

13' 3" x 12' 3" (4.04m x 3.75m) This good sized double bedroom benefits from two large double built in wardrobes with ample hanging and shelving space for that all important storage, the bedroom has quality carpets underfoot with fresh neutral decor throughout.

Light streams in via the double window which overlooks the front aspect of the property.

Sky and Digital Aerial points, telephone points, ceiling heating and lighting. This room benefits from the luxury of a recently refurbished en-suite which makes this is truly a magnificent room.

MASTER BEDROOM EN-SUITE

8' 2" x 5' 7" (2.49m x 1.71m) Light tiled flooring with a modern white suite comprising of a bath with shower over, built in low level WC, and hand wash basin with mirrored vanity storage cupboard above.

The walls are half tiled with modern tiles, the remainder decorated with contrasting light décor.

The en-suite benefits from a shaver socket, white heated towel rail/warmer, ceiling downlighters and a arched shelved storage cupboard adding character to this well presented addition to the Master Bedroom.



BEDROOM 2

15' 4" x 12' 5" (4.68m x 3.81m) A generous double bedroom in the eaves of the roof space add an interesting and modern touch to this fantastic house. Ample and big enough to take a large double bed this room is often used as the master as it enjoys fantastic views from the Velux window which overlooks the marina, garden and mooring.

Finished with neutral carpet and fresh bright decor throughout, ceiling lighting and heating, and with two double eaves storage cupboards which have hanging and shelving space in both - this bedroom cannot help to impress.

BEDROOM 2 EN-SUITE

The en-suite is modern and bright in feel and has light tiling underfoot with half tiled walls in contrasting colours to the light décor that is applied to the walls.

This recently refurbished modern suite comprising of a low level WC, shower cubicle and a built in sink with mixer tap.

With a Velux window to the front aspect of the house this room is light, modern and very welcoming.

To finish there is a heated towel rail/warmer, heated ceiling, ceiling lights and a shaver socket.

STORAGE ROOM

On the top of the second floor landing is this really useful storage room.

The hot water tank for the property is located within this room.

The room is lit by ceiling lighting, has neutral carpet underfoot and light décor to the walls, and power points, . An ideal room for all your storage needs.

GENERAL INFORMATION

Charges

PORT SOLENT MANAGEMENT CHARGE (2020-2021)

House- Circa £983.70 per year

Berth- Circa £364.91 per year

COUNCIL TAX BAND

Band G - Currently £2888.20 per year (2020-2021)

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.



Awaiting EPC

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