



## 68 Newlyn Way

Port Solent, Portsmouth, PO6 4TL

Guide Price £635,000

**\*\*RARE SOUTH FACING END OF TERRACE TOWNHOUSE WITH 11m MOORING\*\*** The property benefits from four bedrooms, two en suites, bathroom, cloakroom and parking for up to three vehicles. Call a member of the Marina & Hampshire Life Homes Team now for more information.



# Property Features

- FANTASTIC LOCATION
- 11m MOORING WITH SIDE GATE ACCESS
- CARPORT
- STUNNING VIEWS
- THREE DOUBLE
- TWO EN SUITES
- BATHROOM & CLOAKROOM
- EXTENDED KITCHEN AREA
- END OF TERRACE

## Full Description

### ROOM DIMENSIONS

- Carport 3.69m x 4.69m
- Kitchen Diner 6.23m x 3.47m
- Cloakroom 2.29m x 1.00m
- Lounge 3.71m x 5.45m
- Bedroom Three 3.46m x 3.72m
- Bedroom One 5.47m x 3.74m
- En Suite 1.22m x 1.98m
- Bathroom 3.25m x 1.55m
- Bedroom Four 3.46m x 2.03m
- Bedroom Two 3.46m x 3.72m
- En Suite 2.14m x 2.45m

### PORT SOLENT

Located on the Southerly side of Port Solent, this property's garden and balcony faces South West with great views of the Lock and Marina. It also has the benefit of sunshine throughout the day and evening.

For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a marina environment. Port Solent is only a 30 minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep. With the bars and restaurants of The Boardwalk only a 10 minute walk away, this property will make the perfect lifestyle home

### PROPERTY OVERVIEW

This spacious four bedroom end of terrace Townhouse is located on the South of Newlyn Way and benefits from beautiful sunny views from the rear over looking the lock and Marina. This "tall" style house has three double bedrooms, one single bedroom, two en suites, family bathroom and separate cloakroom. The kitchen area has been extended to create a glorious social space with views over the Marina. The property also benefits from parking for up to three vehicles.

The Kitchen is light and bright and has views across the Marina and Lock. Appliances consist of an integrated, Dishwasher, Space for an American Style Fridge Freezer, Induction Hob with Extractor Hood, microwave grill and an electric oven.

### 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.

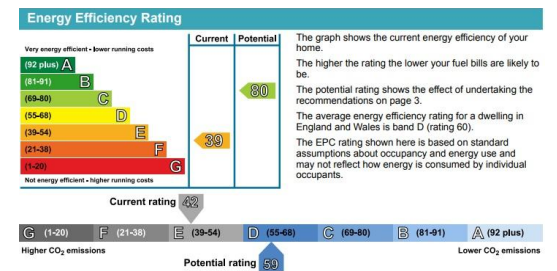
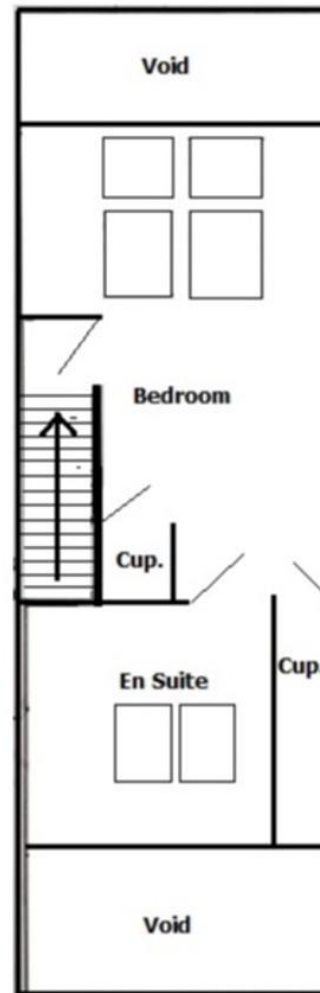
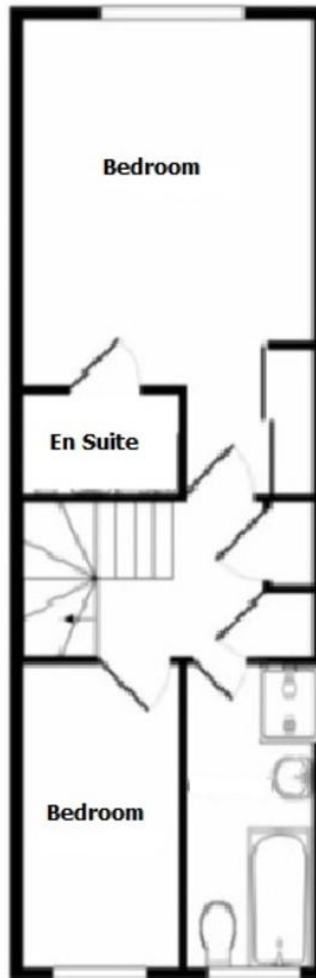
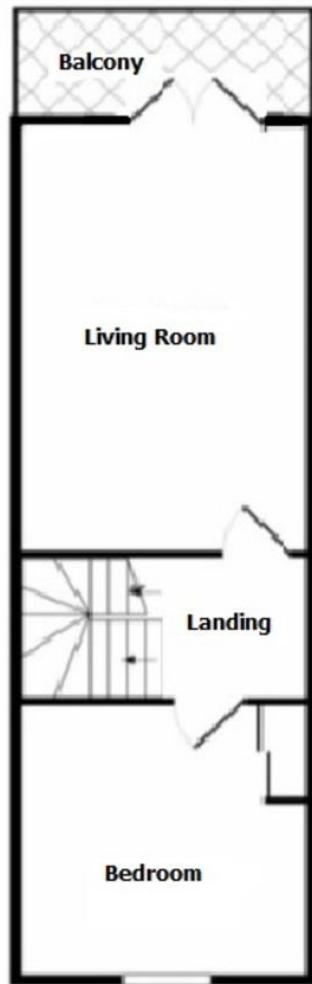
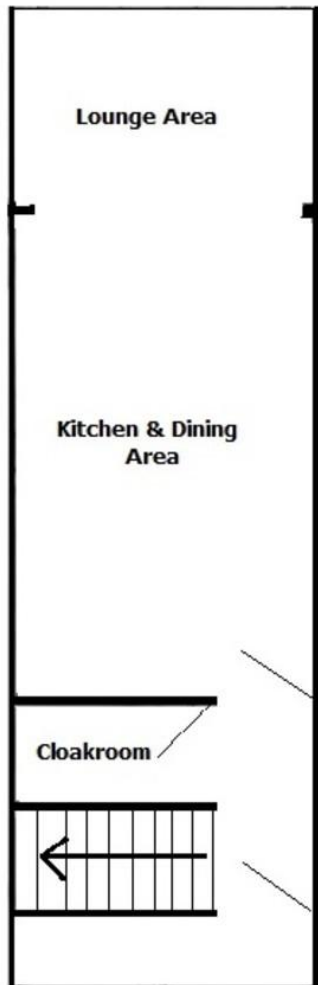
### GENERAL INFORMATION

#### GENERAL

House and Garage are Freehold with a Leasehold Mooring.  
Council Tax Band – G - Portsmouth City Council  
Service Charges  
House £954.29 pa  
Mooring £358.10 pa







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements