



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

4 Bed Marina Townhouse with a 25 and 12 meter mooring. Parking for 4 cars plus a separate garage.

£1,195,000

Property Features

- Moorings for 12 and 25 metre Vessels
- 4 Bedrooms
- Parking for 4 cars
- Separate Garage
- Large Corner Water Plot
- South and East Facing Garden
- Balcony off the Living Room
- 2 en-suites and Family Bathroom
- Recently Decorated
- Unique and Sought After Location



Full Description

DRIVEWAY AND GARAGE

The driveway to this property will accommodate at least 4 vehicles, in addition there is a single garage with up and over door and eaves storage space.

LARGE WATERSIDE GARDEN

The secure large waterside garden wraps itself around the property on two sides, to the south and east of the property giving the owners of this property sunshine throughout the entire day. Laid to paving and fenced through the middle of the garden effectively giving two tiers, the fenced top tier gives safety and security of occupants, whilst the lower tier gives direct access to the moorings and the main marina fairway.

The garden is 18 metres long by 7 metres wide on the south side and 12 metres long by 8 metres wide on the east side. Total of 222 metres square.

12 AND 25 METRE MOORINGS

There are two moorings to this corner plot, one of which is physically 18 metres in length however it can accommodate a 25 metre vessel into the owned water space, the other mooring is 12 metres in length and will accommodate a 12 metre vessel.

(These sizes are subject to an appropriate beam size and draft of the vessel. To ensure the safe use of these moorings and for the safe passage of other vessels, the specific vessel requested to go on these moorings will be subject to review and agreement with the management company and Premier Marinas)



HALLWAY

The front door is on the south side of the property off the garden and leads onto the hallway which has doors off to all ground floor rooms and stairs to the first floor. The floor is made of terracotta style floor tiles and the décor throughout is light emulsion which has recently been painted. There is a window to the south aspect and a storage cupboard which houses the alarm and electricity distribution board.

KITCHEN

15' 5" x 11' 5" (4.71m x 3.50m) This dual aspect kitchen is light, bright and airy with a window to the south aspect and a window and patio doors to the east aspect all with matching blinds.

The floor tiles are a continuation from the hallway to the kitchen. The light wood effect kitchen is made up of a comprehensive collection of base and wall units with breakfast bar.

Appliances include:

Bosch Built in Full Height Fridge Freezer

Bosch Double Oven and Grill

Bosch Ceramic Hob and Extractor

Bosch Full Sized Built In Dishwasher

1 1/2 Bowl Sink with Mixer Tap Over

Kinetico Water Softener

CLOAKROOM

7' 4" x 4' 9" (2.26m x 1.47m) Off the hallway is the cloakroom which comprises of a Zanussi washing machine, wall mounted hand wash basin, low level W/C, shower cubicle, wall mounted towel radiator, shaver socket, mirror and glass shelf under. Continuation of the tiled floor from the hallway.

BEDROOM 4

10' 6" x 5' 10" (3.21m x 1.78m) Bedroom 4 is a dual aspect single bedroom with white vertical blinds to the windows, there is carpet underfoot with light décor throughout.

BEDROOM 3

15' 6" x 9' 2" (4.74m x 2.81m) A good sized double room with a double window to the westerly aspect and white vertical blind. There is carpet and light décor along with a small storage cupboard.





LIVING ROOM

15' 6" x 15' 0" (4.73m x 4.58m) Off the first floor landing is the living room which, as so much of this property, is dual aspect making this a very bright and warm room. With a southerly facing window and an easterly window and patio doors to the balcony. Carpet underfoot, white vertical blinds to the windows and light décor make this a great living space.

BALCONY

16' 1" x 5' 0" (4.92m x 1.54m) The balcony has some spectacular views across the main marina fairway and is a fantastic space to sit and watch marina life go by. There is outside lighting, smoked glass panels and a sky dish.

BEDROOM 1

13' 3" x 12' 2" (4.05m x 3.73m) Bedroom one on the first floor is another good sized double room with the benefit of a large double window with white vertical blinds overlooking the front of the property. The room has carpet underfoot, with the benefit of over 3 metres of floor to ceiling wardrobes for that all important storage.

BEDROOM 1 ENSUITE

8' 2" x 5' 7" (2.49m x 1.72m) The en-suite to bedroom one comprises of a bath with hand held shower over, a low level W/C and wall mounted hand wash basin. There is an opaque window to the south aspect, chrome towel warmer, carpet underfoot, with shaver socket and mirror.

STORE CUPBOARD

15' 6" x 6' 4" (4.73m x 1.95 into eaves) Off the second floor landing is the store cupboard which houses the Megaflor pressurised hot water system along with the summer ventilation system. There is plenty of storage space in the room.

BEDROOM 2

15' 5" x 12' 7" (4.71m x 3.86m) Bedroom 2 is in the eaves of the roof which gives character to this double room. There is a Velux window overlooking the marina and two low level wardrobes, carpet and light décor.



BEDROOM 2 EN-SUITE

5' 8" x 4' 11" (1.75m x 1.50m) Bedroom 2 has an en-suite shower room comprising of a shower cubicle, low level W/C, wall mounted sink, chrome towel radiator. There is a Velux window to the roof, carpet underfoot and a mirror and shaver socket.

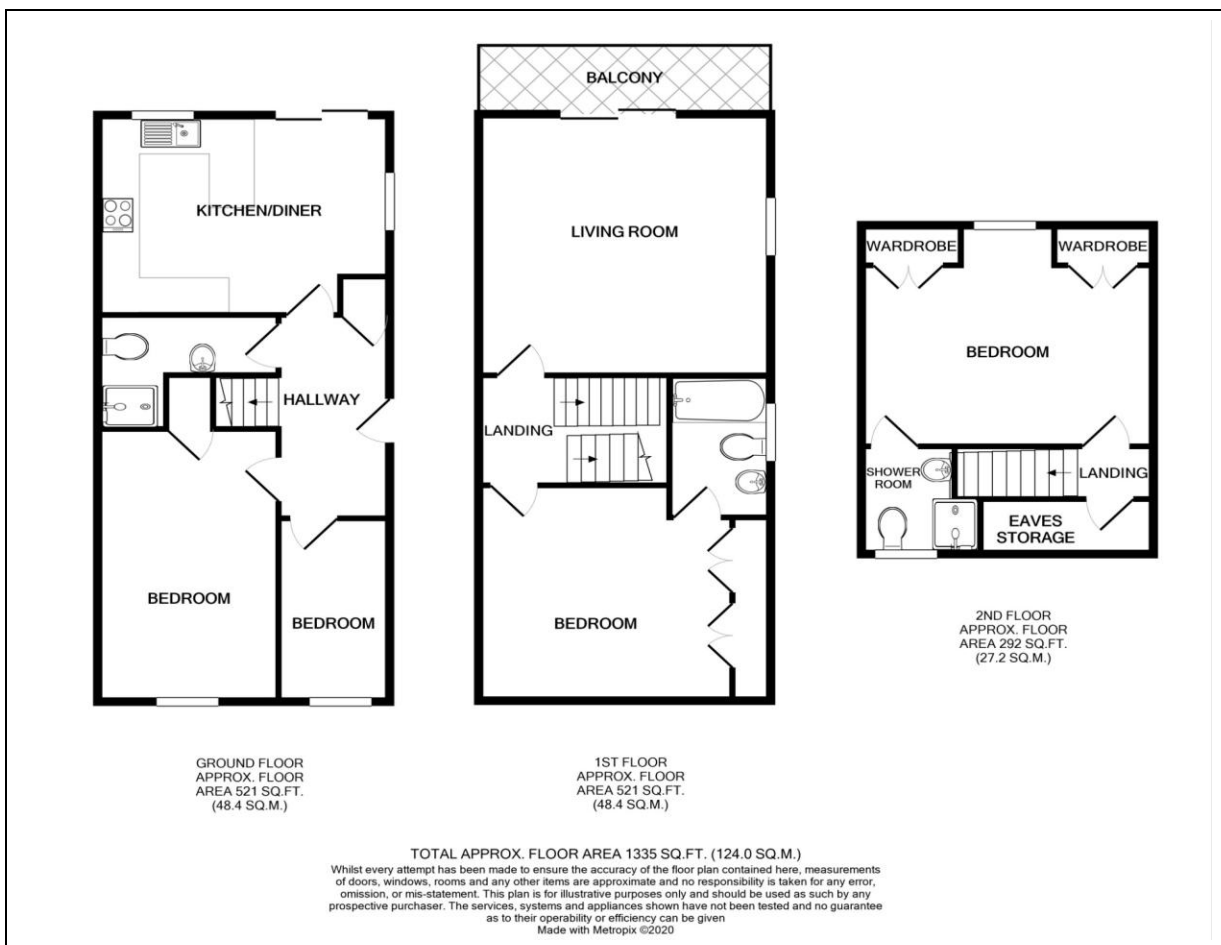
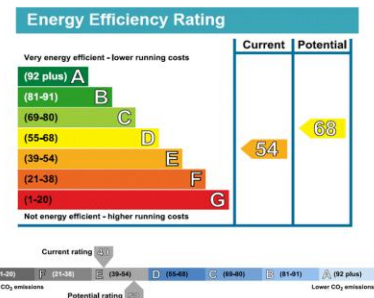
Council Tax Band – G

House – Freehold

Moorings – Leasehold

Service Charges.

£1348.61 per annum (2020-2021)



11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446

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