



Oyster Quay

Port Solent, PO6 4TE

Asking Price Of

£350,000

Immaculately presented 2 double bedroom apartment at Oyster Quay, beautifully renovated with open-plan living, sleek integrated kitchen and balcony for sunset views. Luxury en suite plus modern shower room. Allocated parking, residents' pool, gym & BBQ gardens. Option to purchase 8m remote mooring..



Property Features

- IMMACULATELY PRESENTED
- OPEN PLAN KITCHEN/LIVING AREA
- TWO DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- SEPARATE SHOWER ROOM
- BALCONY OVERLOOKING THE MARINA
- GAS CENTRAL HEATING
- CLOSE TO BARS AND RESTAURANTS
- NO ONWARD CHAIN
- VIEWING ADVISED

Full Description

OVERVIEW

Perched on the edge of the marina, an apartment at Oyster Quay offers the perfect blend of sophisticated waterside living and contemporary style. Boasting stunning views over the marina, the development combines secure, modern living with lift access and allocated parking, creating a truly desirable home in one of Port Solent's most sought-after locations.

Residents benefit from exclusive on-site leisure facilities including a heated indoor swimming pool, sauna, jacuzzi and private gym, giving the feel of a health club within the building. Landscaped communal gardens and a designated BBQ area provide attractive outdoor space ideal for relaxing or socialising.

Just a short walk away is The Boardwalk, home to a variety of waterfront restaurants, cafés, bars, a cinema and local amenities, all set around the marina. The location also offers excellent transport links, with easy access to the M27 for routes towards Portsmouth, Fareham and Southampton, nearby rail services from Portchester and Cosham, and regular local bus connections.

Overall, Oyster Quay combines waterfront views, resident-only leisure facilities and everyday convenience in a highly desirable marina setting.

PROPERTY DESCRIPTION

An exceptional opportunity to acquire an immaculately presented two double bedroom apartment within the prestigious Oyster Quay, set in the heart of Port Solent.

Beautifully renovated in recent years, this stunning apartment has been finished to an outstanding standard throughout, offering contemporary elegance and thoughtfully designed living space. The striking white kitchen is a true focal point, featuring matching worktops and a comprehensive range of integrated appliances, including a fridge/freezer, induction hob with extractor over, electric oven and a washing machine which has never been used. The clean lines and neutral flooring that flows seamlessly throughout the property enhance the sense of light and space.

The open-plan living, dining and kitchen area is simply gorgeous, an inviting and sociable space ideal for both relaxing and entertaining. Patio doors open onto a private balcony, providing the perfect spot to sit back and enjoy spectacular sunsets over the marina.



The main bedroom is generously proportioned with bespoke built in wardrobes and benefits from a superbly upgraded en-suite bathroom. Designed with both style and practicality in mind, it features twin sinks set beneath a large illuminated mirror with integrated shaver point, a spacious walk-in shower and a separate bath, creating a luxurious retreat. The second double bedroom is equally well presented. It is served by a beautifully updated shower room, finished to the same high specification as the rest of the apartment.

Further benefits include one allocated parking space and access to exclusive residents' leisure facilities, including a heated indoor swimming pool, gymnasium and communal gardens with BBQ area. There is also the option to purchase an 8 metre remote mooring, offering an ideal solution for boating enthusiasts.

This is a truly turnkey home, combining refined marina-side living with the rare opportunity for direct access to the water in one of Port Solent's most desirable developments.

ROOM MEASUREMENTS

HALLWAY - 16' 4" x 3' 11" (5.0m x 1.2m) and 5' 2" x 4' 0" (1.6m x 1.23m)

LIVING/DINING ROOM - 25' 5" x 14' 4" (7.77m x 4.39m)
narrowing to (6' 6" x 2.97m)

KITCHEN - 10' 5" x 8' 7" (3.18m x 2.62m)

MAIN BEDROOM - 18' 9" x 9' 9" (5.74m x 2.98m)

EN SUITE - 10' 10" x 7' 5" (3.32m x 2.27m)

BEDROOM TWO - 9' 2" x 11' 11" (2.81m x 3.64m)

SHOWER ROOM - 5' 11" x 4' 11" (1.82m x 1.50m)

BALCONY - 12' 9" x 5' 2" (3.89m x 1.58m)

ALLOCATED PARKING SPACE - 126



MATERIAL INFORMATION

- Price (£) - £350,000
 - Tenure - Leasehold
 - Length of lease (years remaining) – 112 Years
 - Annual ground rent amount (£) 584.00
 - Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
 - Annual service charge amount (£) 4776.00 for apartment (reviewed April, yearly)
 - Annual Port Solent charge amount (£) 466.00 for apartment
 - Council tax band (England, Wales and Scotland) - Band F
 - 100% of the ownership of the apartment being sold
 - Mains Water Supply
 - Gas Central Heating and Mains Electricity
 - Broadband - Fibre available
 - Parking-one allocated parking space
 - Construction- Brick and Block Construction
 - Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
 - Building Safety-Ask Agent re latest situation on Cladding related remedial works
 - Restrictions- Subject To Lease and Covenants
 - Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Stamp Duty Land Tax
Land Registration Fees
Solicitors Fees and Disbursements
- We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

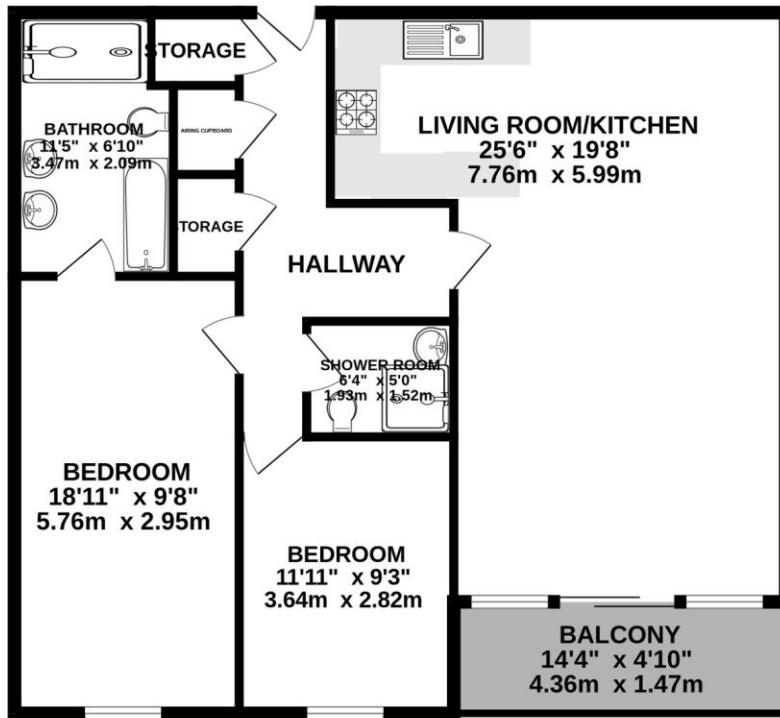
VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY

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.





GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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