



31 Bryher Island

Port Solent, Portsmouth, PO6 4UE

Offers in the region of £750,000

Anchored on the sought-after Bryher Island, this three-bedroom waterfront home delivers the full Port Solent lifestyle — modern, sleek, and steps from your own 11-metre mooring. South-facing and sun-soaked, the property flows effortlessly from its 2024-installed kitchen straight out to the water.

The kitchen is a standout: a contemporary suite with ceramic sink, Quooker boiling-water tap, integrated double oven, underfloor heating and double sliding patio doors that frame the marina like a moving picture. Electronic blinds glide down at a touch, giving instant privacy while keeping the view centre stage.

The traditional car port has been cleverly reimagined into a versatile boat room — a smart storage zone for coats, boots, bikes and kit, designed to keep life organised without sacrificing style. Adjacent sits a crisp, newly fitted 2024 downstairs WC.

Outside, the patio garden is a calm, coastal retreat with raised planters, a young fig tree and fresh fencing leading directly to your private berth. With no neighbouring boat on the opposite dock, wider vessels have effortless manoeuvring space — ideal for a 36-foot cruiser.

This is waterside living at its cleanest and most convenient: modern upgrades, intelligent use of space, and your boat just steps from the dining table. A rare Bryher Island opportunity for those who want the marina lifestyle without compromise.

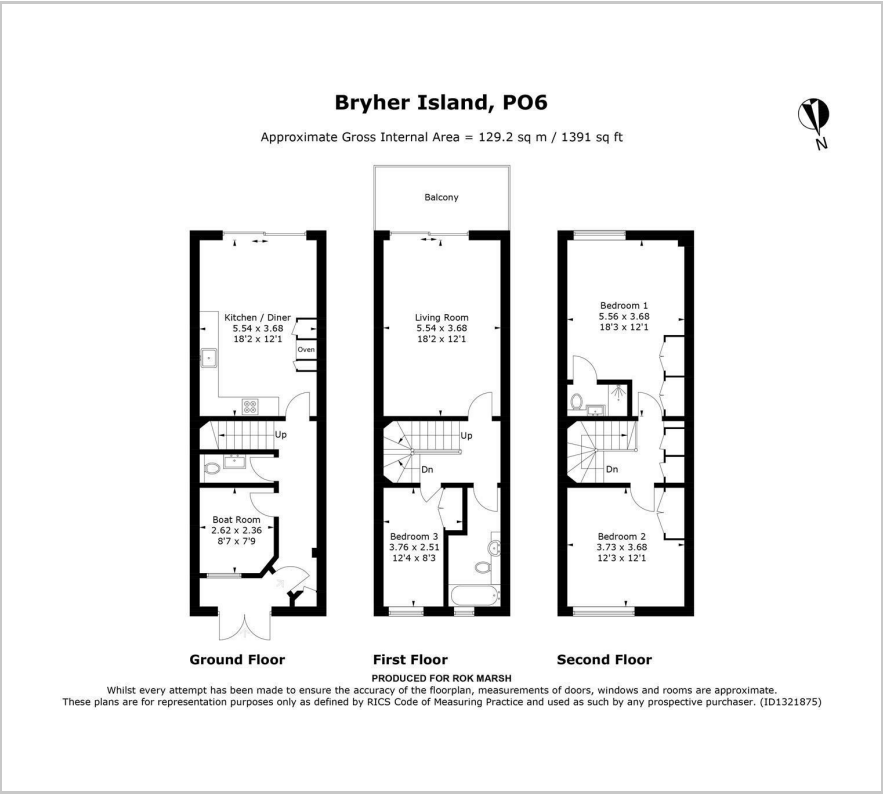
- South facing 11ft mooring
- Beautifully presented inside and out
- Bathroom, En-suite & downstairs w.c.
- 3 double bedrooms plus boat room
- Off road parking on driveway
- Smart patio garden with power
- Large loft for additional storage
- New kitchen & downstairs w.c.
- Energy efficient
- Pleasant walks on coastline and seaviews

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



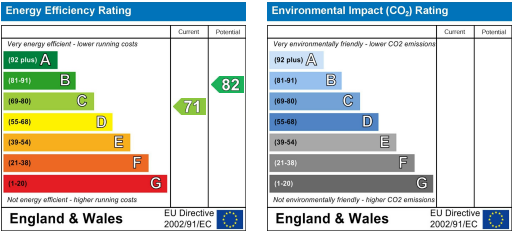
Floor Plan



Area Map



Energy Efficiency Graph



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