



Oyster Quay, Port Way

Port Solent, PO6 4TG

Asking Price Of

£439,995

Stylish three-bedroom apartment in the sought-after Oyster Quay, Port Solent, offering stunning marina views, spacious open-plan living, contemporary kitchen with Quooker tap, private balcony, garage with electric door, allocated parking and access to pool, gym, gardens and BBQ area.



Property Features

- Immaculately presented first-floor apartment
- Three Bedroom Apartment
- Main Bedroom with En Suite
- Garage with Electric Door
- Kitchen With Integrated Appliances
- Gas Central Heating
- Family bathroom
- Allocated Parking
- Lift and Stair Access
- Close to Bars, Restaurants and Shops

OVERVIEW

Set within the prestigious marina community of Port Solent, Oyster Quay offers a truly enviable waterside lifestyle. Combining stunning marina surroundings with an exceptional range of private resident facilities, it provides the perfect balance of luxury, relaxation and convenience.

Residents benefit from exclusive access to a private swimming pool, gymnasium, landscaped communal gardens and a dedicated BBQ area, creating a wonderful environment to unwind, socialise and enjoy the outdoor lifestyle. The development also offers a secure and peaceful setting, making it ideal for those looking for a stylish lock-up-and-leave home or a permanent waterside residence.

Port Solent itself offers a fantastic selection of waterfront restaurants, cafés, bars and leisure facilities, all within easy reach. Enjoy marina-side walks, watch the boats pass by, or dine overlooking the water while embracing the relaxed coastal atmosphere.

Despite its tranquil setting, Oyster Quay is exceptionally well connected, with easy access to the M27, A27 and A3 providing links to Portsmouth, Southampton, Chichester and beyond. Nearby rail connections from Cosham provide access to Portsmouth Harbour and London Waterloo, while the historic dockyard, Gunwharf Quays and ferry links are all within easy reach.

Offering a unique combination of marina living, outstanding resident amenities and excellent transport links, Oyster Quay presents a rare opportunity to enjoy a refined waterfront lifestyle on the South Coast.

ROOM MEASUREMENTS

HALLWAY - 21' 11" x 2' 11" (6.68m x 0.89m) and 11' 4" x 3' 10" (3.45m x 1.17m)

MAIN BEDROOM - 13' 5" x 9' 11" (4.09m x 3.02m)

EN SUITE - 8' 7" x 7' 4" (2.62m x 2.24m)

BEDROOM TWO - 10' 2" x 8' 4" (3.1m x 2.54m)

BEDROOM THREE - 9' 2" x 7' 6" (2.79m x 2.29m)

SHOWER ROOM - 6' 9" x 5' 7" (2.06m x 1.7m)

KITCHEN/LIVING/DINING ROOM- 19' 0" x 19' 2" (5.79m x 5.84m)

BALCONY -18' 5" x 6' 11" (5.61m x 2.11m)



PROPERTY DESCRIPTION

Situated within the highly sought-after Oyster Quay development at Port Solent, this beautifully presented three-bedroom apartment has been thoughtfully updated to perfectly complement modern living. Combining stylish interiors, practical design and a superb waterside setting, this exceptional home offers the perfect opportunity to enjoy the unique Port Solent lifestyle.

The true heart of the apartment is the impressive open-plan kitchen, dining and living space, designed with both everyday living and entertaining in mind.

The contemporary kitchen features a central island, excellent storage solutions and a carefully considered layout incorporating a double oven, induction hob, fridge/freezer, stylish wine rack and a Quooker boiling water tap. This stunning social space flows seamlessly into the dining and lounge areas, creating a wonderful environment for entertaining family and friends.

The living area benefits from patio doors opening onto the private balcony, where you can relax and enjoy the fabulous marina views, watch the boats pass by and take in the atmosphere of this exclusive waterside location.

The apartment offers three well-proportioned bedrooms, with the main bedroom and bedroom two both benefiting from fitted wardrobes. Bedroom three is currently utilised as a home office, providing excellent flexibility for those seeking the ability to work from home or requiring an additional guest room, study or hobby space.

Beautifully decorated throughout in a tasteful neutral palette, this apartment is presented in excellent condition and is ready for the new owner to simply move in and begin enjoying all that Port Solent has to offer.

The property further benefits from a private garage with power, lighting and an electric garage door, providing valuable additional storage or parking options, together with one allocated parking space.

With its impressive open-plan living accommodation, stunning marina outlook, excellent storage and desirable private facilities, this is a wonderful opportunity to secure a stylish waterside home in one of the South Coast's most desirable locations.



GARAGE

NUMBER 61- POWER AND LIGHT

ALLOCATED PARKING

NUMBER 49

MATERIAL INFORMATION

- Price (£) - 439,995
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual ground rent amount (£) 710.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£)6004.67 for apartment (reviewed April, yearly)
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply - inc in Service Charge
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking - One Allocated Parking Space, plus garage
- 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)

There are other costs associated with the purchase of this property such as, but not limited to:

Stamp Duty Land Tax

Land Registration Fees

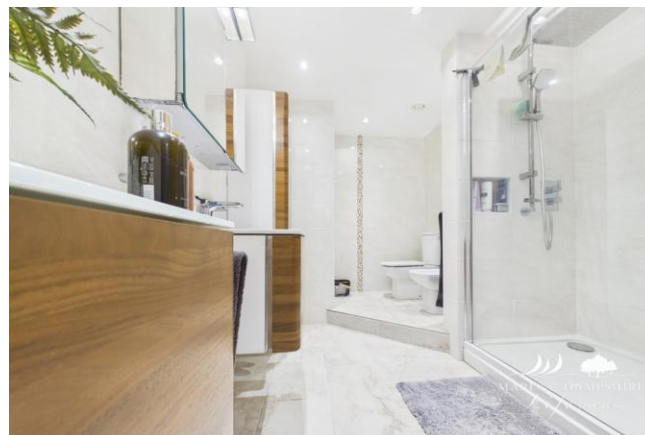
Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

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.







Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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