

Cadgwith Place

Portsmouth, PO6 4TD

Offers In Excess Of

£600,000

Rarely available this three bedroom south facing townhouse with 11 metre mooring to the rear garden. Benefitting from a driveway, carport. Lounge with a balcony for you to relax on and enjoy the marina views. This beautiful home is offered with no chain. call today to view!



Property Features

- SOUTH FACING MARINA VIEW
- DRIVEWAY AND CARPORT
- GARAGE AVAILABLE BY SEPARATE NEGOTIATION
- THREE BEDROOMS
- KITCHEN/DINER
- LOUNGE WITH BALCONY
- MOORING TO REAR GARDEN
- CLOSE TO BARS AND RESTAURANTS
- EN SUITE TO MAIN BEDROOM
- NO FORWARD CHAIN

OVERVIEW

This is a rare opportunity to enjoy marina-side living in one of Port Solent's most desirable settings. This South facing townhouse has unparalleled views of the marina – also really easy for mooring because of the large open space and straight run to the berth.

The home comprises of lounge/diner, three well-proportioned bedrooms with ensuite to the main bedroom, driveway, carport, and terraced garden with a mooring to the rear. A garage is available to purchase by separate negotiation.

The Boardwalk provides shopping, bars, restaurants, a multi screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail (Havant Station 15 mins away by car) and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

For the keen yachtsman, the marina basin is only a few minutes walk from the property and has many moorings available for rent.

Accessed via a 24/7 manned lock, the marina provides safety and security for both yachtsman and vessel.

PROPERTY DESCRIPTION

Stunning 3-Storey South-Facing Townhouse with Mooring situated in Port Solent

Located in the prestigious waterside development of Port Solent, this beautifully presented 3-bedroom townhouse offers stylish and spacious living across three floors, complete with private mooring, driveway, carport, a garage if required is available by separate negotiation.

The ground floor features a modern kitchen/diner to the rear, perfectly positioned to overlook a tiled terrace garden leading directly to your private mooring – ideal for boat owners and outdoor entertaining.

On the first floor, enjoy a bright and airy south-facing lounge with patio doors opening onto a balcony, along with Bedroom 2, offering flexible space for guests or home office use.

The top floor hosts the generously sized main bedroom with ensuite, along with Bedroom 3 and Bathroom, all neutrally decorated and carpeted throughout.



Additional benefits include:

South-facing orientation for maximum natural light

Three well-proportioned bedrooms, with ensuite to the main

Private driveway, covered carport.

Waterside living with direct access to your own mooring

This is a rare opportunity to enjoy marina-side living in one of Port Solent's most desirable settings. Early viewing is highly recommended.

ROOM MEASUREMENTS

CARPORT - 15' 1" x 12' 2" (4.6m x 3.71m)

HALLWAY - 6' 7" x 4' 3" (2.01m x 1.3m)

CLOAKROOM - 3' 3" x 6' 6" (0.99m x 1.98m)

KITCHEN/DINER - 14' 10" x 12' 0" (4.52m x 3.66m)

LANDING - 6' 3" x 4' 3" (1.91m x 1.3m)

LOUNGE - 18' 5" x 12' 1" (5.61m x 3.68m)

BALCONY - 5' 2" x 12' 1" (1.57m x 3.68m)

BEDROOM TWO - 11' 11" x 12' 0" (3.63m x 3.66m)

LANDING - 6' 3" x 5' 4" (1.91m x 1.63m)

MAIN BEDROOM - 14' 2" x 12' 1" (4.32m x 3.68m)

ENSUITE - 3' 11" x 5' 9" (1.19m x 1.75m)

BEDROOM THREE - 11' 11" x 6' 8" (3.63m x 2.03m)

BATHROOM - 11' 0" x 5' 1" (3.35m x 1.55m)



GARAGE AVAILABLE BY SEPARATE NEGOTIATION

Garage number 90- with power, light and alarm

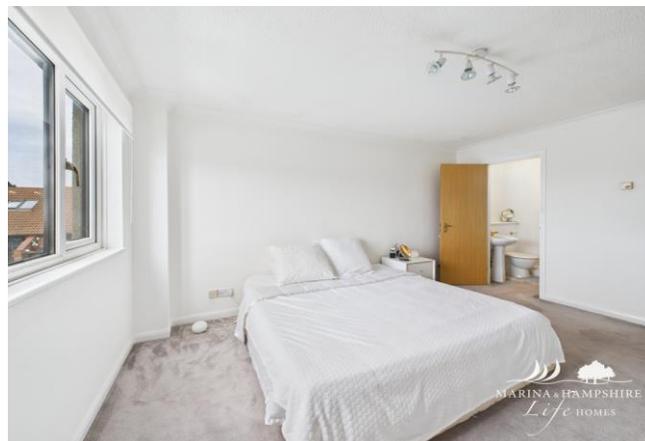
MATERIAL INFORMATION

- Price (£) -Offers in excess of 600,000
 - Tenure – Freehold for House
 - Leasehold for Mooring
 - Length of Lease on Mooring (years remaining) – 113 Years
 - Annual Estate Management Charge (£) 1064.86 for house(reviewed February, yearly)
 - Annual mooring service charge amount (£) 455.47
 - Mooring Service Charge Review Period – February Annually
 - Council tax band (England, Wales and Scotland) - Band G
 - 100% of the ownership of the property being sold
 - Mains Water Supply
 - Mains Electricity
 - Heating - Electric
 - Broadband - Fibre available
 - Parking- On Driveway and Carport
 - Construction- Brick and timber frame
 - Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
 - Restrictions- Subject to Management Company covenants
 - Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
 - Accessibility- Step Up To Front Door And Accommodation On 3 Levels
- 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

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.



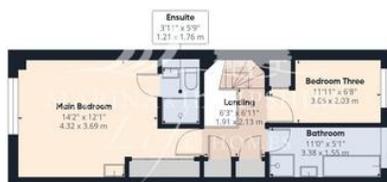




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1252 ft²
116.4 m²

Balconies and terraces

286 ft²
26.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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

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

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