



Carne Place
Port Solent, PO6 4SY

Three-Bedroom Unfurnished Town House

RENT
£1,650 pcm

Property Features

- Townhouse in a quiet Location
- Private Enclosed Garden
- 3 Bedrooms - 1 en-suite
- Separate Family Bathroom
- Lounge with patio doors to Balcony
- Private Parking for 2 cars plus Carport Parking/Storage
- Newly Fitted Ensuite
- Available September

OUTSIDE

This fantastic marina home is in Port Solent, the South Coast's Premier Marina complex, and is situated in Carne Place, a quiet residential street, on the far west side of the marina development. The front of the property is well tended by the maintenance company and is overlooked by the balcony, which is just off the living room. There is ample separate parking on Carne Place for visitors, with car parking space for 2 cars on the driveway and 1 car in the carport.

For the keen yachtsman, the marina 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. Port Solent is only a 20-minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the office.

DRIVEWAY 28' 3" x 12' 3" (8.62m x 3.75m)

Brick Paved Drive with mature planted borders, outside light and secure lockable wrought iron gates to carport.

CARPORT 15' 6" x 12' 0" (4.74m x 3.68m)

The properties Carport provides a covered entrance way leading to the front door. You will find tiled floor, light decor, doorbell, Outside lighting, and storage cupboard.

ENTRANCE HALL 6' 7" x 6' 2" (2.02m x 1.89m)

Through the front door you are met with an entrance hall which has light décor to walls, large light tiled flooring, providing a modern impression of the property.

CLOAKROOM 7' 4" x 3' 4" (2.26m x 1.02m)

Vinyl flooring, light half tiled walls with remainder light décor and white flat skimmed ceiling, white suite comprising a low-level WC, wall mounted sink with chrome taps, ceiling lighting and heating, and a washing machine.



KITCHEN 14' 2" x 12' 1" (4.32m x 3.69m)

Through the door from the hall you enter this property's kitchen/dining room with patio doors leading to the enclosed garden. The Kitchen is decorated in light décor to walls, white flat skimmed ceiling, and large light tiled flooring providing a modern ambience to this room. Manufactured by Magnet, this Kitchen is fitted with a contemporary range of gloss white wall and base units and wood effect contrasting worktops, and tiled splash back. Complimenting this Kitchen is a large white Butler Style ceramic basin with chrome mixer tap and under cupboard lighting.

Built In Appliances Include:

Full height fridge and freezer

Zanussi ceramic hob

Electrolux Brushed Steel electric oven and grill

Electrolux Brushed Steel Microwave

Extractor

Stand Alone Bosch Dishwasher

In addition the kitchen benefits from ceiling lighting, under floor heating and TV/telephone points. Ample space for a dining table, makes this the perfect kitchen/diner. The double glazed, patio doors lead to the private enclosed garden.

**GARDEN** 36' 8" x 12' 3" (11.2m x 3.75m)

This spacious private enclosed garden is fully secure with fencing to all three sides. This garden provides a decked area directly outside the patio doors with the remainder laid to grass. The property boasts the addition of a timber effect shed at the foot of the garden & various raised wooden planters.

**BEDROOM 2** 12' 1" x 10' 10" (3.70m x 3.32m)

Bedroom two is a generously sized double room overlooking the rear of the property and has a bright and warm feel. A two-door wardrobe with sliding doors is built in for all your storage needs. With light décor to the walls and neutral carpet, this room is complimented by the 2 double glazed windows offering ample natural light. You will find white sockets and switches, 2x vent points and a ceiling heating thermostat, finished with coving and flat skimmed ceiling.

**LIVING ROOM** 18' 3" x 12' 0" (5.57m x 3.68m)

This is a good-sized room with light décor to the walls and white flat skimmed ceiling and coving, real wood flooring leading to the patio doors onto the southwest facing balcony. You will find ceiling lighting, heating and intercom, TV and telephone points within this room.

BALCONY 12' 0" x 5' 3" (3.66m x 1.62m)

Overlooking the front of this property the Balcony enjoys a sunny south-westerly aspect, with views across the upper reaches of Portsmouth Harbour and Port Solent Marina basin. Constructed of wood decked flooring and smoked glass panels, with outside lighting. This balcony provides ample space for outside entertaining.



MAIN BEDROOM 18' 3" x 12' 2" (5.58m x 3.71m)

Overlooking the front aspect. This large main bedroom benefits from views reaching across the marina. This main bedroom is presented with light décor to the walls, with flat white ceiling, neutral carpet underfoot with ceiling light and heating. Light streams in via the large triple pain window. Linked to the main en-suite, this is a decent sized main bedroom. TV aerial and telephone points can be found within this room.

MAIN BEDROOM EN-SUITE 6' 6" x 3' 9" (2m x 1.16m)

This ensuite has just been newly fitted and comprises a white suite comprising of a low-level WC, modern walk-in double shower cubicle, and hand basin. The en-suite is complete with ceiling lighting.

BEDROOM 3 10' 10" x 6' 7" (3.32m x 2.03m)

Bedroom 3 has light décor to the walls and is presented with a white flat ceiling and coving. Underfoot you will find neutral carpet. You will find ceiling lighting and heating and a double-glazed window overlooking the rear aspect of the private garden.

SECOND FLOOR LANDING

Two storage cupboards housing the hot water system, with plenty of storage and shelving space. Carpet and light decor, loft access to the good-sized loft space.

FAMILY BATHROOM

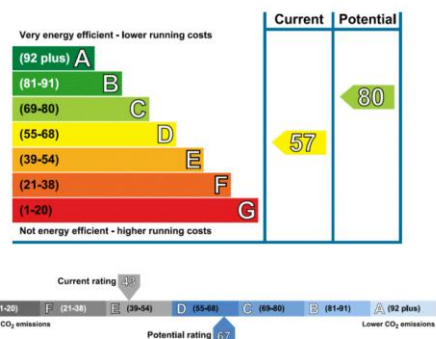
10' 10" x 5' 0" (3.31m x 1.53m) This good-sized family bathroom is presented with modern décor throughout. This white contemporary suite comprises of a bath with shower facility, low level WC and sink with pedestal. Neutral décor and mottled vinyl flooring. Ceiling lighting and heating complete this room.

MATERIAL INFORMATION

- *Rental Price – £1650 pcm
- *Holding Deposit – One Weeks Rent (£)380.76
- *Security Deposit – Five Weeks Rent (£)1903.84
- *Council Tax Band - F - Portsmouth City Council
- *Property Construction – Brick and Timber Framed
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Electric underfloor heating and ceiling heating panels
- *Broadband – Fibre to cabinet
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Car port and Driveway parking
- *Restrictions – Subject to management company covenants
- *Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility - Accommodation arranged over 3 floors

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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



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