



Tintagel Way

Port Solent, PO6 4SS

RENT

£1,650 pcm

3 Bedroom UNFURNISHED property for rent with ****INTEGRAL GARAGE****. With gas central heating and driveway. Private rear garden, en suite and a South facing balcony are just a few reasons why this property should be viewed to fully appreciate.



Property Features

- 3 Bedroom Property
- Kitchen / Dining Room
- Living Room with South Facing Balcony
- Main Bedroom with En-suite
- Private Garden with rear access
- Integral Garage
- Gas Central Heating
- Close to Bars and Restaurants
- Available End of May 2026

OUTSIDE

This brick built town house is situated in the heart of Port Solent and its living room faces south, and therefore has the benefit of sunshine throughout the day. The property has had new light beige carpets fitted to all rooms except the lounge and kitchen. In addition to the integral garage, the property enjoys personal parking in front for two further cars. There is a patio area directly outside the kitchen door with the remainder laid to lawn, follow the stepping stoned path patio path to rear gate at the side of the garden for rear access to and from the property. In addition you will find outside lighting and a water tap.

For the yachtsman, remote moorings can be purchased separately and with Port Solent being the perfect destination with a 24/7 manned lock and the protection of a marina environment this could be the property for you!

DRIVEWAY

At the front of the property is a private driveway with a path leading to the front door. There are mature borders to one side (managed by the estate management) an outside light, door bell and access to gas and electricity meters. Tintagel way is a cul-de-sac and therefore is quiet to passing traffic. There is also the added benefit of visitor parking opposite.

HALLWAY

17' 5" x 3' 5" (5.31m x 1.05m) The hallway leads you into the ground floor, with access to the kitchen/breakfast room, garage and stairs to the first floor landing. You will find light carpet with light décor to walls. In addition there is a central heating radiator, ceiling lighting and telephone point.

GARAGE

17' 5" x 8' 2" (5.31m x 2.49m) A fantastic asset in any marina property, the garage has access from the up and over door at the front of the house and from the lockable internal door from the hallway. Complete with power and lighting.

KITCHEN/ DINING ROOM

10' 2" x 12' 0" (3.10m x 3.66m) This good sized kitchen/dining area is laid to tile effect vinyl flooring and benefits from light throughout, this room is a very social area. The kitchen units are complemented by the light marble effect work top and stainless steel sink with draining area. There is a gas central heating boiler, radiator, ceiling lighting and white sockets and switches. This dining area provides ample space for formal dining arrangements. The dining area benefits from views of the garden through the double glazed patio door and windows.



GARDEN

There is a patio area directly outside the kitchen door with the remainder laid to lawn, follow the stepping stoned path patio path to rear gate at the side of the garden for rear access to and from the property.

LIVING ROOM

13' 5" x 12' 0" (4.11m x 3.68m) This properties living room benefits from a wood laminate flooring and light decor throughout, along with the double glazed windows and door to the balcony, make this a very bright and warm room. This room comes complete with curtains, ceiling lighting, central heating radiators, Thermostat, TV point, Aerial and Telephone points.

BALCONY

From the living room you can walk out onto the South Facing balcony and enjoy the views over the front aspect and Marina. Big enough to accommodate a table and chairs, this is the ideal place to sit and relax. The balcony is complete with decking boards, wooden banisters with newel posts and glass panels.

CLOAKROOM

6' 1" x 2' 9" (1.86m x 0.84m) On the 1st floor landing there is a cloakroom with neutral carpet, light decor and a suite comprising of low level WC, sink with tiled splash back. In addition you will find a wall mounted radiator, ceiling lighting, and toilet roll holder.



BEDROOM 2

12' 0" x 10' 2" (3.67m x 3.12m) Bedroom 2 is a good sized double room complete with a neutral colour carpet. The walls and ceiling are presented with light décor. Two radiators provide heating to this room with a double glazed patio door and windows allowing natural light into this room. The patio door leads you to a second Balcony overlooking the properties garden and rear aspect.

BEDROOM 2 BALCONY

Overlooking the rear aspect of the property is the second bedroom balcony. With wood slatted flooring and wood panels, this useful addition to the second bedroom is a great feature.

BEDROOM 3

10' 4" x 6' 0" (3.15m x 1.84m) Bedroom 3 features a window overlooking the rear aspect of the property. The room has been presented with neutral carpet and light decor throughout. This room comes complete with a wall mounted radiator and ceiling lighting.

FAMILY BATHROOM

7' 1" x 5' 8" (2.17m x 1.75m) As you enter the family bathroom you are met with neutral décor with the addition of fully tiled walls above the bath. There is neutral carpet and the suite consists of a low level WC, built in basin, and a bath with shower attachment over. In addition you will find a shaving socket, towel rail, toilet roll holder, and vent point. This bathroom has an opaque double glazed window and ceiling lighting

AIRING CUPBOARD

On the landing is an airing cupboard housing the hot water tank this cupboard has the useful addition of slatted shelving and wall mounted hanging rail for your storage solutions.

MAIN BEDROOM

13' 7" x 12' 0" (4.16m x 3.68m) This good sized and well presented main bedroom is fitted with carpet and neutral decor, with the double glazed windows overlooking the front aspect of the property. You will find a wall mounted radiator underneath the windows, white sockets and switches and a TV/FM point.

MAIN BEDROOM ENSUITE

8' 11" x 2' 7" (2.72m x 0.79m) Main bedroom enjoys an ensuite with tiled flooring, a fully tiled shower, low level WC, sink with chrome taps, and a shaving socket. The wall mounted radiator provides warmth to the room, whilst you will find 1/2 light tiled walls with the remainder presented in light decor and lit by ceiling lighting.

MATERIAL INFORMATION

- *Rental Price – £1650 pcm
- *Holding Deposit – One Weeks Rent (£)380.76
- *Security Deposit – Five Weeks Rent (£)1903.84
- *Council Tax Band - E - Portsmouth City Council
- *Property Construction – Brick and Timber Framed
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Gas Central Heating
- *Broadband – Fibre to property
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Garage 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





Approximate total area^m
 993 ft²
 92.2 m²

Balconies and terraces
 93 ft²
 8.6 m²

Reduced headroom
 15 ft²
 1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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		84 B
69-80	C		
55-68	D	64 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 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