MARINA Life HOMES









Tintagel Way

Port Solent, PO6 4SS

Two Bedroom House With Garage

Offers In Excess Of

£300,000

Property Features

- 2 Double Bedroom Terraced Property
- Marina Location
- Fitted Kitchen
- Lounge/Diner
- Cloakroom
- Balcony Off Bedroom One
- Enclosed Rear Garden
- Gas Central Heating
- Garage
- Close to Port Solent Boardwalk





OVERVIEW

Very well presented two-bedroom home with a garage en bloc, front and rear gardens, and ample residential parking. The property features a bright lounge/diner with laminate flooring, a fitted kitchen with gas hob, electric oven and appliance space, and two neutrally decorated bedrooms with grey carpeting. The main bedroom benefits from a private balcony. Ideally located close to the Port Solent boardwalk, shops and restaurants.

DIMENSIONS

Entrance Lobby - 2' 0" x 4' 3" (0.61m x 1.3m)
Living/Dining Room - 12' 0" x 16' 4" (3.66m x 4.98m)
Inner Hallway - 2' 10" x 8' 10" (0.86m x 2.69m)
Cloakroom - 2' 8" x 4' 10" (0.81m x 1.47m)
Fitted Kitchen -5' 11" x 8' 11" (1.8m x 2.72m)
First Floor Landing - 2' 11" x 5' 11" (0.89m x 1.8m)
Bedroom One - 12' 1" x 9' 8" (3.68m x 2.95m)
Bedroom Two - 12' 1" x 9' 2" (3.68m x 2.79m)
Bathroom - 6' 3" x 6' 1" (1.91m x 1.85m)
Rear Garden-
Garage - 15' 10" x 7' 9" (4.83m x 2.36m)





GENERAL DESCRIPTION

Situated in the highly sought-after Port Solent location, this very well presented two-bedroom home benefits from a garage en bloc, front and rear gardens, and ample residential parking. Ideally positioned just a short walk from the boardwalk, with its range of shops, cafés and restaurants, the property offers both convenience and an attractive coastal lifestyle.



The accommodation comprises a bright and spacious lounge/diner, finished with modern laminate flooring and neutral décor, creating an inviting space for both relaxing and entertaining. The fitted kitchen includes a gas hob, electric oven, and space for a fridge freezer and washing machine, with potential to accommodate a dishwasher.



Upstairs, the property continues to impress with two well-proportioned bedrooms, both decorated in neutral tones and laid with contemporary grey carpeting. The main bedroom further benefits from access to a private balcony. A matching grey carpet runs throughout the stairs and first floor, enhancing the home's cohesive and modern feel.

Externally, the property enjoys both front and rear gardens, ideal for outdoor seating or low-maintenance enjoyment. With plenty of residential parking and a garage en bloc, practicality is well catered for.



This attractive home is ideally suited to first-time buyers, downsizers or investors looking to secure a property in one of Port Solent's most desirable residential areas.

IMPORTANT INFORMATION

- Price (£) - £300,000 OIEO
- Tenure – Freehold
- Annual Estate Management Charge (£) 1064.86 (reviewed February, yearly)
- Council tax band (England, Wales and Scotland) - Band D
- 100% of the ownership of the property being sold
- Mains Water Supply-
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Driveway
- 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)
- Accessibilty- On Two levels

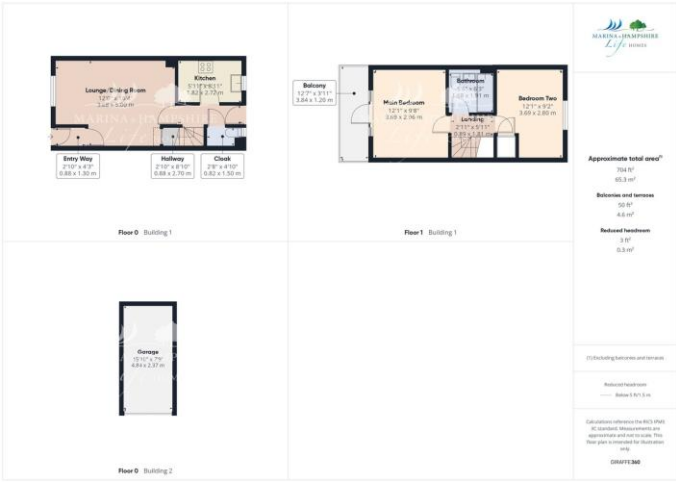


Stamp Duty Land Tax
Land Registration Fees
Solicitors Fees and Disbursements
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES ONLY

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.







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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 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