



Bryher Island

Port Solent, Portsmouth, PO6 4UF

Asking Price of

£825,000

STUNNING Three Bedroom South Bryher Island Property with 11 Metre Mooring. Recently refurbished throughout and with three bedrooms, all ensuite, modern shaker style kitchen, utility room and bathrooms throughout. Viewing is essential to appreciate all this home has to offer.



Property Features

- Stunning South Bryher Island Property
- High Specification
- Recently Fitted Kitchen and Bathrooms throughout
- Three Double Bedrooms
- All Bedrooms are Ensuite
- Utility Room
- 11 Metre Mooring
- Neutral Décor and Carpets Throughout
- No Forward Chain
- Uninterrupted Marina Views

PROPERTY OVERVIEW

Set within the sought-after marina community of Bryher Island at Port Solent, this property enjoys a stunning, waterside setting combining tranquillity with vibrant coastal living. Port Solent is renowned for its picturesque harbour, lined with luxury yachts and framed by stylish waterfront homes, creating an atmosphere that feels both exclusive and relaxed.

Bryher Island itself offers a peaceful, residential enclave, ideal for those seeking privacy while remaining just moments from the heart of the marina. Residents benefit from beautifully maintained surroundings, scenic walkways, and direct access to the water, making it perfect for sailing enthusiasts and lovers of the outdoors.

Just a short stroll away, Port Solent's lively promenade features an excellent selection of restaurants, and cafes, alongside the Odeon cinema and David Lloyd leisure facilities, ensuring there is always something to enjoy. With convenient transport links to nearby Portsmouth and beyond, this location seamlessly blends coastal charm with everyday convenience.

This property has been completely updated throughout in recent years and has modern kitchen, bathrooms, Megaflow hot water system, décor and flooring and viewing is essential to appreciate all this amazing home has to offer.

ROOM MEASUREMENTS

ENTRANCE HALL - 12' 1" x 5' 8" (3.69m x 1.74m)

UTILITY ROOM - 6' 0" x 8' 7" (1.83m x 2.63m)

CLOAKROOM - 2' 11" x 7' 3" (0.9m x 2.23m)

KITCHEN/BREAKFAST ROOM - 12' 1" x 16' 6" (3.69m x 5.03m)

LANDING

LOUNGE - 19' 11" x 12' 0" (6.08m x 3.68m)

BALCONY

BEDROOM THREE - 12' 5" x 11' 10" (3.8m x 3.63m)

ENSUITE - 5' 6" x 5' 8" (1.69m x 1.74m)

LANDING

BEDROOM TWO - 12' 5" x 9' 11" (3.81m x 3.04m)

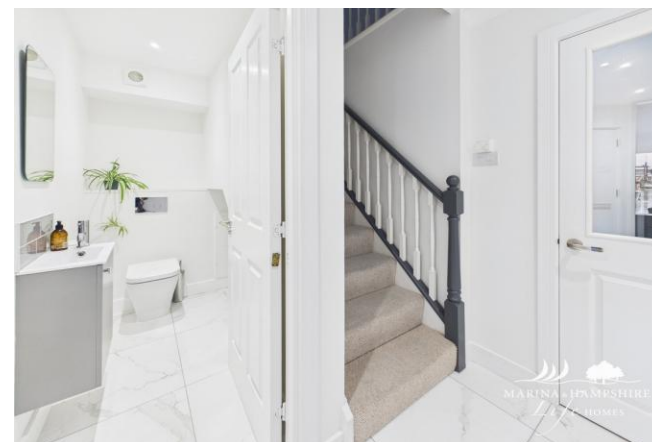
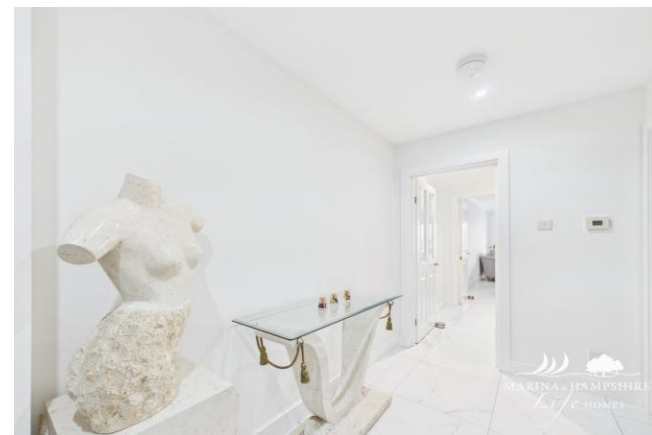
ENSUITE - 7' 1" x 4' 11" (2.17m x 1.5m)

MAIN BEDROOM - 15' 7" x 12' 0" (4.77m x 3.68m)

ENSUITE - 6' 6" x 3' 9" (2m x 1.16m)

REAR GARDEN

MOORING - 11 metre mooring no R8, Max length 11m, maximum beam 3.225 m



PROPERTY DESCRIPTION

Upon entering the property, you are welcomed into a stylish entrance hall featuring elegant white marble tiled flooring which continues throughout the ground floor and sets the tone for the high-quality finish throughout. From here, there is access to a convenient utility room and a downstairs cloakroom. The heart of the home is the contemporary grey shaker-style kitchen/diner, beautifully appointed with white marble worktops, built in appliances and ample storage. The dining area enjoys a bright and sociable feel, with sliding patio doors opening onto the south-facing garden, perfect for indoor-outdoor living.

On the first floor, the spacious living room offers a superb place to relax or entertain, complete with sleek, grey Karndean flooring and patio doors leading out onto a south-facing balcony with delightful views across the marina fairway. Also on this level is Bedroom Three, currently arranged as a dressing room but easily reinstated as a generous double bedroom, benefiting from its own en-suite shower room.

The second-floor hosts two further well-proportioned bedrooms. Bedroom Two is a comfortable double with its own en-suite shower room, while the principal bedroom features built-in wardrobes and a stylish en-suite. French doors open to a Juliet balcony, allowing you to enjoy elevated views across the marina and an abundance of natural light.

Externally, the property continues to impress. To the front, there is driveway parking, while to the rear, the south-facing garden has been designed for low maintenance with composite decking throughout. At the end of the garden, a private 11 metre mooring provides direct access to the water, making this an exceptional home for boating enthusiasts.



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11 metre mooring no R8

Max length 11.30m, maximum beam 3.225 m

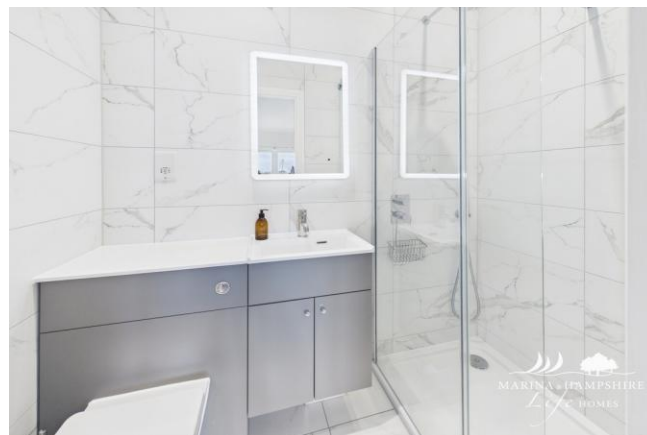
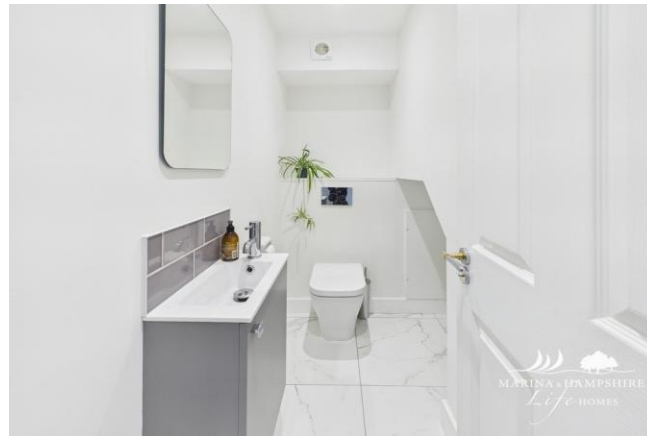
MATERIAL INFORMATION

- Price (£) - 825,000
 - 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 (£) 545.04
 - 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 underfloor heating and ceiling heating panels
 - Broadband - Fibre available
 - Parking- Driveway and residents parking
 - 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 - Accommodation over 3 floors with stairs
- 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 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 constitute an offer or contract.







Approximate total area^m
 1275.68 ft²
 118.51 m²

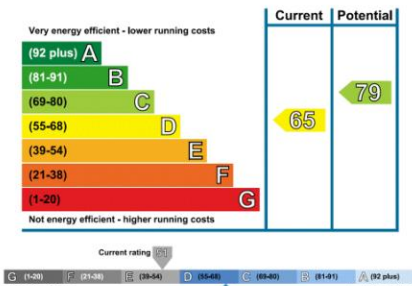
Reduced headroom
 7.02 ft²
 0.65 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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