



## Bryher Island

Port Solent, PO6 4UF

Asking Price Of

**£1,100,000**

A unique and rare opportunity to own this fully modernised and extended contemporary waterside home on Bryher Island. LARGE CORNER MARINA SIDE PLOT, 11.9 metre mooring, parking and garage are just a few of this property's assets. CALL NOW TO ARRANGE A VIEWING.



# Property Features

- Fully Modernised Throughout
- 11.9 Metre Mooring
- 4 Double Bedrooms
- Large Corner Marina Side Plot
- Garage, Parking and EV Charging Point
- Extended Ground Floor Accommodation
- Two Living Rooms
- Sought After Bryher Island Location
- Three Ensuite Bathrooms
- Rare find in Port Solent!

## OUTSIDE

Set within the prestigious Bryher Island enclave of Port Solent, the South Coast's premier marina destination, this exceptional contemporary waterfront residence offers an enviable blend of luxury living, privacy, and direct access to the water.

Occupying a prime west-facing position, the property has been extensively enhanced by the current owners to an impeccable standard. A substantial single-storey side extension has transformed the ground floor accommodation, creating expansive and beautifully appointed living spaces designed for both elegant entertaining and relaxed coastal living.

Surrounded by landscaped wraparound gardens on three sides, the property enjoys uninterrupted sunshine throughout the day, while the private balcony captures stunning panoramic views across the marina.

A rare offering within Port Solent, the residence benefits from an impressive 11.9-metre private mooring, together with the potential to berth an additional vessel alongside, subject to arrangement. Further enhancing its exclusivity is the inclusion of a private garage an increasingly sought after feature within the marina.

The marina itself is accessed via a 24-hour manned lock system, providing exceptional security and peace of mind for both residents and their vessels.

Perfectly positioned for discerning yachtsmen, Port Solent offers direct access to the Solent within approximately 20 minutes at cruising speed, while excellent motorway and rail connections ensure effortless travel to London and beyond. This is a remarkable opportunity to enjoy an unrivalled waterfront lifestyle in one of the South Coast's most desirable marina communities.

## ROOM MEASUREMENTS

- Entrance Hall - 1.78m x 6.77m (5' 10" x 22' 2")
- Bedroom Three - 3.68m x 3.89m (12' 1" x 12' 9")
- Ensuite Shower Room - 3.00m x 1.51m (9' 9" x 4' 11")
- Outside Terrace - 3.93m x 4.90m (12' 0" x 16' 0")
- Study/Bedroom Four - 2.82m x 3.11m (9' 2" x 10' 2")
- Utility Room-2.78m x 1.46m (9' 1" x 4' 9")
- Shower Room- 2.24m x 1.43m (7' 4" x 4' 8")
- Kitchen/Dining Room-4.70m x 5.12m (15' 5" x 16' 9")
- Living Room- 3.76m x 5.03m (12' 3" x 16' 5")
- 1st Floor Landing - 0.88m x 1.94m (2' 10" x 6' 4")
- Living Room - 4.69m x 4.53m (15' 4" x 14' 10")
- Bedroom Two - 4.04m x 3.73m (13' 3" x 12' 2")
- Ensuite Bathroom - 1.75m x 2.45m (5' 8" x 8' 0")
- Balcony - 5.01m x 1.59m (16' 5" x 5' 2")
- 2nd Floor Landing/Study Area - 1.78m x 2.94m (5' 9" x 9' 7")
- Main Bedroom - 4.75m x 4.34m (15' 7" x 14' 2")
- Ensuite - 1.52m x 2.32m (4' 11" x 7' 7")
- Garage
- 11.9 Metre Mooring



## PROPERTY DESCRIPTION

This exceptional four-bedroom marina residence on the prestigious Bryher Island has been extensively remodelled and significantly extended by the current owners, creating one of the largest and most impressive homes within Port Solent.

Finished to an exacting standard throughout, the property combines elegant contemporary styling with luxurious waterfront living. Highlights include a stunning bespoke kitchen with central island and premium integrated appliances, beautifully refitted bathrooms, upgraded electrics, underfloor heating, solid wood flooring, and sophisticated neutral décor throughout.

The spacious and highly versatile accommodation comprises two superb reception rooms, four generous double bedrooms and three luxurious bath/shower rooms, including a truly stunning main suite featuring triple Velux windows with a Cabrio balcony, perfectly framing spectacular marina views.

Designed for both refined entertaining and relaxed coastal living, the beautifully appointed ground floor living spaces flow seamlessly onto landscaped wraparound gardens and expansive waterfront terraces. Unusually for marina properties, the main terrace enjoys excellent evening sunshine and spectacular sunsets across the water, ideal for al fresco dining and evening drinks. Contemporary electric awnings provide shade when desired, while the private balcony offers elevated panoramic views across the marina. A further standout feature is the completely separate secondary garden terrace, creating a wonderfully private retreat accessed from the downstairs bedroom. Currently arranged around a hot tub, this secluded space enjoys beautiful morning sunshine and offers the perfect setting for a peaceful coffee or relaxed start to the day.

A particularly rare and valuable feature is the substantial



11.9-metre private mooring running alongside the garden, together with additional finger pontoon space suitable for a secondary vessel, subject to permissions. The property further benefits from a private garage, driveway parking with EV charging point, and additional residents' parking nearby.

Situated within the exclusive Port Solent marina community, with 24-hour security and direct access to the Solent within minutes, this is an outstanding opportunity to acquire a turnkey waterfront residence in one of the South Coast's most desirable and prestigious marina settings.

#### **MATERIAL INFORMATION**

- Price (£) - 1,100,000
- Tenure – Freehold for House and Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1064.84 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 Underfloor and Electric Radiators
- Broadband - Full Fibre available
- Parking- Driveway parking
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker ([openreach.com](http://openreach.com))
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))
- Accessibility - Accommodation arranged over 3 floors

**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<sup>m</sup>**  
 1963 ft<sup>2</sup>  
 182.2 m<sup>2</sup>

**Balconies and terraces**  
 410 ft<sup>2</sup>  
 38.1 m<sup>2</sup>

**Reduced headroom**  
 78 ft<sup>2</sup>  
 7.2 m<sup>2</sup>

(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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto: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