



Carne Place

Port Solent, PO6 4SY

Asking Price Of

£510,000

Beautifully refurbished three-bedroom marina home in sought-after Port Solent, offering stylish open-plan living, bifold doors to a landscaped garden, balcony with sunset views towards Portchester Castle, luxurious main suite, carport and parking, moments from The Boardwalk and marina amenities.



Property Features

- Westerly Views of Portchester Castle
- Open Plan Kitchen/Diner/Family Room
- Main Bedroom with Modern En suite
- Downstairs Shower Room
- Three Bedrooms
- Carport & Driveway
- Recently Refurbished
- Kitchen With Integrated Appliances
- Neutrally Decorated Throughout
- Close to Bars, Restaurants and Shops

OVERVIEW

Carne Place is situated within the highly sought-after marina community of Port Solent, offering a unique blend of waterside living, convenience and excellent connectivity. Popular with professionals, families and boating enthusiasts alike, the area combines a relaxed coastal lifestyle with easy access to Portsmouth, Southampton and London.

At the heart of the development is the award-winning Port Solent Marina, creating an attractive waterfront setting with scenic walks, a strong community feel and a vibrant selection of restaurants, cafés and bars along The Boardwalk. Residents enjoy a genuine "walk-to-dinner" lifestyle, with a wide choice of dining and leisure options, alongside an Odeon cinema, boutique shopping and regular local events.

The area is particularly appealing for those seeking an active lifestyle, with excellent nearby leisure facilities including David Lloyd Port Solent, offering gym, swimming, tennis and wellness facilities. Everyday amenities, supermarkets and retail parks are also close by, while Gunwharf Quays and Portsmouth city centre are within easy reach.

Despite its peaceful marina setting, Port Solent is exceptionally well connected, with quick access to the M27, A27 and A3(M), making travel across the South Coast straightforward. Nearby rail stations at Portchester, Cosham and Portsmouth Harbour provide direct services to London Waterloo and surrounding areas.

Homes in Carne Place are especially desirable due to their marina setting, attractive waterside outlooks, private parking and strong "lock up and leave" appeal, making the area equally suited to permanent residence, second homes or investment buyers.

ROOM MEASUREMENTS

HALLWAY - 10' 11" x 5' 5" (3.33m x 1.65m)
BEDROOM THREE- 10' 8" x 5' 6" (3.25m x 1.68m)
SHOWER ROOM - 7' 7" x 4' 7" (2.31m x 1.4m)
KITCHEN/DINING/FAMILY ROOM - 22' 4" x 15' 3" (6.81m x 4.65m)
LANDING - 10' 2" x 9' 11" (3.1m x 3.02m)
LIVING ROOM - 15' 4" x 12' 0" (4.67m x 3.66m)
BALCONY - 15' 6" x 5' 1" (4.72m x 1.55m)
BEDROOM TWO - 15' 5" x 11' 5" (4.7m x 3.48m)
SHOWER ROOM - 7' 2" x 4' 9" (2.18m x 1.45m)
LANDING - 3' 5" x 2' 4" (1.04m x 0.71m)
MAIN BEDROOM - 15' 5" x 12' 2" (4.7m x 3.71m)
EN SUITE - 10' 3" x 5' 11" (3.12m x 1.8m)
CARPORT - 14' 8" x 9' 3" (4.47m x 2.82m)



PROPERTY DESCRIPTION

Beautifully redesigned and extensively refurbished by the current owners, this exceptional three-bedroom home offers stylish marina living across three thoughtfully arranged floors. Finished in an elegant neutral palette throughout, the property is immaculately presented and ready for immediate occupation, allowing any buyer to move straight in and enjoy.

The ground floor has been carefully reconfigured to create a superb open-plan kitchen, dining and family space, perfectly suited to modern living and entertaining. The stunning newly fitted kitchen features integrated appliances and flows seamlessly through bifold doors onto a beautifully maintained garden, creating an effortless indoor-outdoor feel during the warmer months. Also on this floor is bedroom three and a highly practical cloakroom/shower room incorporating space for a washing machine.

On the first floor, bedroom two is a generous double room with built-in wardrobes and additional space for further storage. The elegant lounge enjoys direct access onto a spacious balcony, perfectly positioned to take advantage of the westerly aspect with lovely sunset views and outlooks towards Portchester Castle, an ideal setting for evening drinks and relaxing at the end of the day.

Occupying the entire top floor, the impressive main suite provides a luxurious retreat, featuring a beautifully proportioned bedroom and a stunning en-suite bathroom complete with a freestanding bath, creating the perfect place to unwind on winter evenings.



Further benefits include a carport, driveway parking and beautifully presented interiors throughout. Combining contemporary style, versatile living space and an enviable waterside setting, this is a truly turn-key home in one of Port Solent's most desirable locations.

MATERIAL INFORMATION

- Price (£) - £510,000
- Tenure – Freehold
- Annual Estate Management Charge (£) 1064.86 (reviewed February, yearly)
- Council tax band (England, Wales and Scotland) - Band E
- 100% of the ownership of the property being sold
- Mains Water Supply-
- Mains Electricity
- Heating - Electric
- 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)
- Accessibility- On Three Levels

Stamp Duty Land Tax

Land Registration Fees

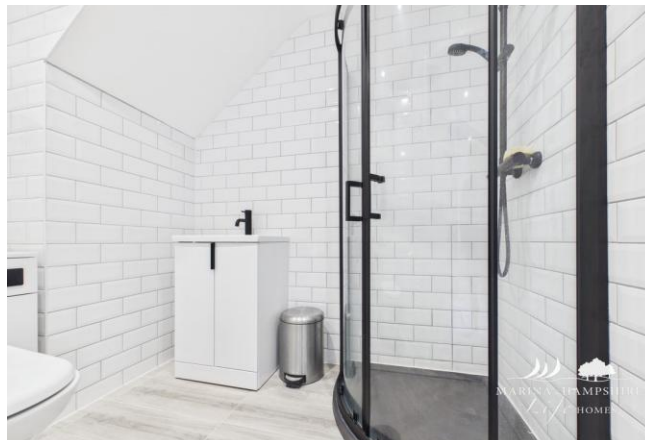
Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES

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

1389 ft²
128.9 m²

Balconies and terraces

80 ft²
7.4 m²

Reduced headroom

38 ft²
3.5 m²

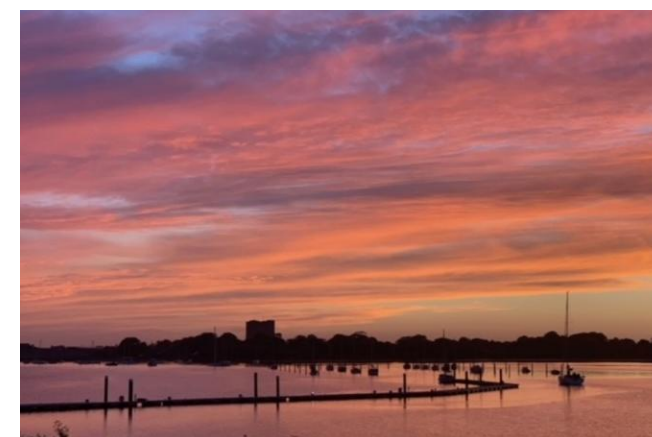
(1) Excluding balconies and terraces

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

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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.