

CARBIS CLOSE

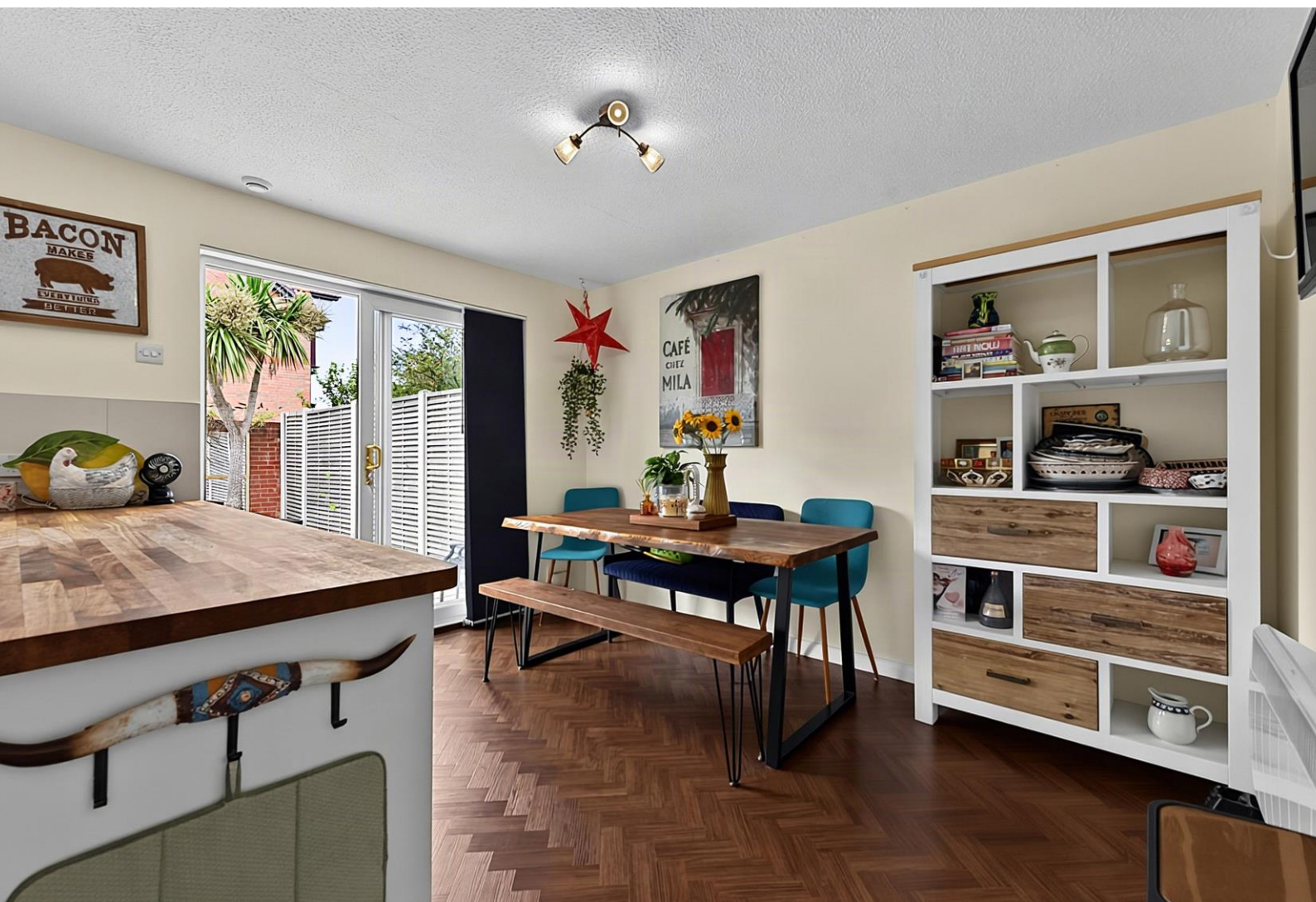
PORT SOLENT | PORTSMOUTH | PO6 4TW



OFFERS IN EXCESS OF : £430,000 Freehold

- Stunning Four Bedroom House with Balcony
- Popular Marina Location - Superb Amenities
- Stylish Accommodation Arranged over Three Floors
- Good Sized Living Room with Feature Panelled Wall
- Kitchen/ Dining Room : Re-Fitted Family Bathroom Suite
- Impressive Principal Suite on Top Floor
- Attractive, Low Maintenance Gardens
- Car Port with Driveway Parking





In Brief

Nestled in a quiet cul-de-sac, Carbis Close is an attractive residential location known for its well-presented homes and excellent proximity to Port Solent's secure marina - complete with a 24-hour lock system and direct sailing routes to the Solent, making it an ideal location for boating enthusiasts and anyone seeking a tranquil coastal way of life. Just a short stroll away is The Boardwalk - Port Solent's thriving waterside hub. Home to an array of restaurants, cafés, shops and leisure facilities, including a cinema and gym, it offers an appealing blend of social, dining and recreational opportunities in a picturesque marina setting. This superb four-bedroom property, spanning over three floors combines stylish modern living with flexible accommodation and an enviable marina-side setting. The property has been significantly enhanced by the current owners, with improvements including a loft conversion, air conditioning to the lounge and principal bedroom, a new hot water cylinder, new LVT flooring to the first-floor bedrooms and contemporary refitted bathrooms. The ground floor comprises an inviting entrance hall with attractive painted stairs to first floor, a bright cloakroom with additional shower unit, a versatile fourth bedroom which could equally serve as a home office and a well-appointed kitchen/breakfast room featuring shaker-style cabinetry and integrated appliances. Glazed patio doors lead out to an attractive rear garden, finished with porcelain tiling for easy maintenance and outdoor enjoyment. The first floor offers a spacious and light-filled living room, with a fantastic sunny balcony, an ideal space for relaxing or entertaining. This level also accommodates two rear-facing bedrooms and a stylish family bathroom. Occupying the top floor, the impressive principal suite provides a real sense of luxury, featuring sleek white gloss fitted wardrobes, new flooring and a contemporary en-suite shower room fitted with quality Roper Rhodes sanitary ware. Triple-glazed Velux windows flood the room with natural light. Externally, the property benefits from driveway parking leading to a secure car port with wrought iron and glazed gates, with power points and a cold water tap. A truly outstanding property that really needs to be seen internally to appreciate everything on offer. Call to arrange your viewing today.

Offer In Excess Of £430,000

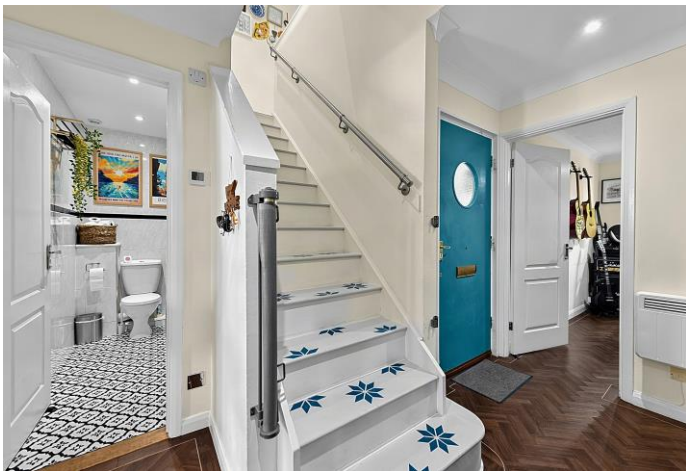
KEY FACTS

- Tenure : Freehold
- Annual Estate Management Charge £1,064.86
- Council Tax Band - E
- EPC - D

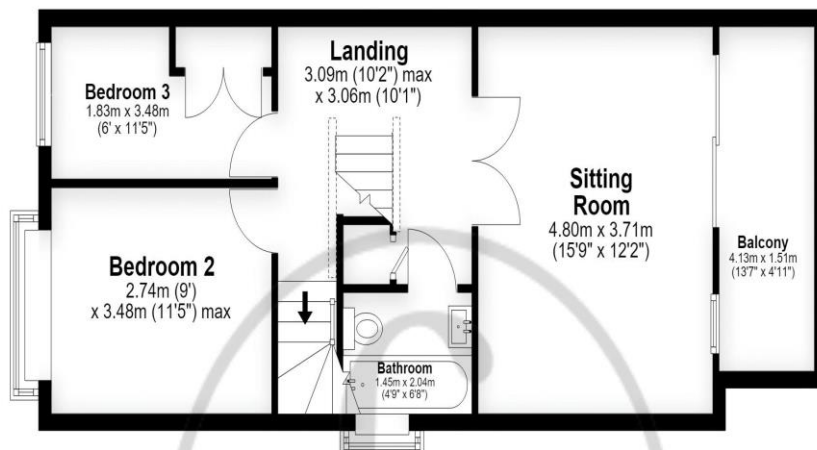


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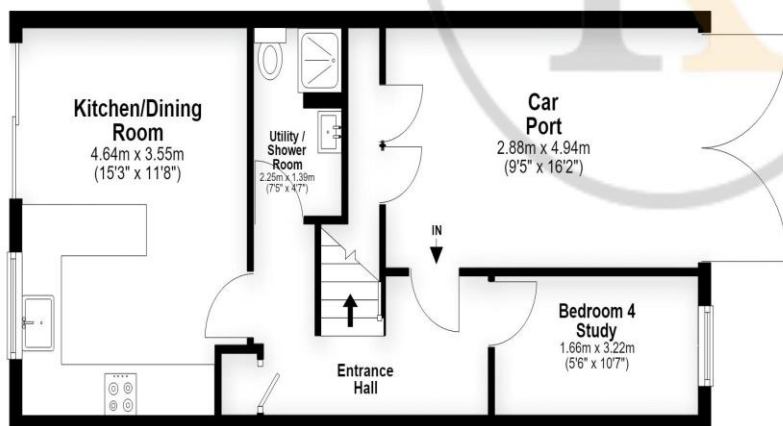
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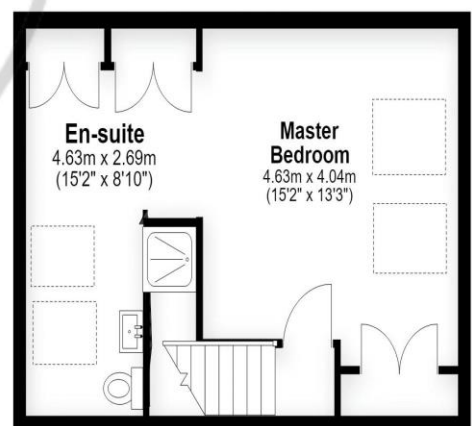
First Floor



Ground Floor



Second Floor



Total area: approx. 137.4 sq. metres (1478.6 sq. feet)

These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.
Plan produced using PlanUp.

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