



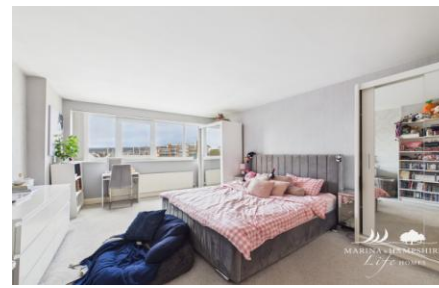
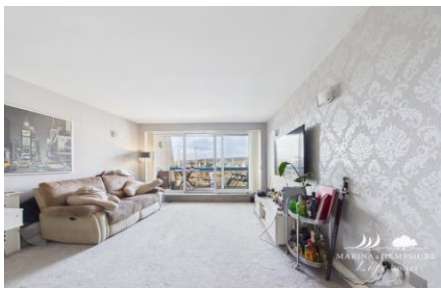
Oyster Quay

Port Solent, Portsmouth, PO6 4TE

Asking Price Of

£250,000

Beautifully presented third-floor apartment in sought-after Oyster Quay with stunning marina views, spacious lounge, modern kitchen, double bedroom with en-suite, balcony, allocated parking and exclusive access to leisure facilities, gym, pool and BBQ gardens in vibrant Port Solent.



Property Features

- **GENEROUS SIZED ONE BEDROOM APARTMENT**
- **EN SUITE TO BEDROOM**
- **LARGE LOUNGE/DINING ROOM**
- **GUEST CLOAKROOM**
- **BALCONY OVERLOOKING THE MARINA**
- **BRIGHT WESTERLY ASPECT**
- **ALLOCATED PARKING**
- **ACCESS TO RESIDENTS LEISURE FACILITIES**
- **CLOSE TO BARS AND RESTAURANTS**

OVERVIEW

Port Solent is one of the South Coast's most distinctive marina destinations, offering a unique blend of waterfront living, leisure, and convenience. Set around a vibrant marina, the area is renowned for its cosmopolitan atmosphere, scenic waterside walks, and impressive selection of restaurants, cafés, and bars.

Residents enjoy excellent transport links with easy access to the M27, A27, and Cosham railway station, providing direct routes to Portsmouth, Southampton, and London. The location also benefits from nearby shopping facilities, health clubs, and sailing amenities, making it ideal for both professionals and lifestyle buyers.

With its secure environment, attractive architecture, and strong sense of community, Port Solent continues to be a highly sought-after location for those seeking a relaxed yet well-connected coastal lifestyle.

PROPERTY DESCRIPTION

Set on the third floor of the prestigious Oyster Quay development, this beautifully presented one-bedroom apartment offers an enviable lifestyle in the heart of Port Solent, with uninterrupted views stretching up the marina fairway.

From the moment you step inside, the apartment feels bright, elegant and effortlessly welcoming. The spacious lounge/dining room is bathed in natural light, with patio doors opening onto a private balcony the perfect spot for morning coffee, evening drinks, or simply watching the boats drift by.

The contemporary kitchen combines sleek white cabinetry with striking black worktops and comes fully equipped for modern living, including an electric oven, five-burner gas hob, integrated washing machine, fridge/freezer and wine cooler - ideal for entertaining guests in style.

The generous double bedroom provides a peaceful retreat, complete with a luxurious en-suite bathroom featuring both a bath and separate shower, vanity storage, toilet and bidet.

Life at Oyster Quay is about far more than just the apartment itself. Residents enjoy exclusive access to superb on-site facilities including a swimming pool, fully equipped gym, beautifully maintained communal gardens and a BBQ area designed for relaxing summer evenings with friends and neighbours. Visitor parking and EV charging points add further convenience.

Whether you're searching for a stylish permanent residence, a lock-up-and-leave waterfront escape, or a smart investment opportunity, this exceptional apartment delivers the perfect blend of comfort, luxury and marina-side living.



ROOM MEASUREMENTS

HALLWAY - 14' 10" x 2' 11" (4.52m x 0.89m)

CLOAKROOM - 6' 1" x 2' 7" (1.85m x 0.79m)

KITCHEN - 8' 5" x 10' 0" (2.57m x 3.05m)

LOUNGE/DINING ROOM - 17' 8" x 14' 1" (5.38m x 4.29m)

BEDROOM - 16' 11" x 13' 2" (5.16m x 4.01m)

EN-SUITE - 5' 8" x 7' 6" (1.73m x 2.29m)

BALCONY - 5' 4" x 10' 8" (1.63m x 3.25m)

ALLOCATED PARKING

PARKING SPACE 195

MATERIAL INFORMATION

- Price (£) - £250,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual ground rent amount (£) 471.00
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge and Port Solent charge amount (£) 4488.00 for apartment (reviewed April, yearly)
- Council tax band (England, Wales and Scotland) - Band E
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking - One Allocated Parking Space
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-Ask Agent re latest situation on Cladding related remedial works
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-



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There are other costs associated with the purchase of this property such as, but not limited to:

Stamp Duty Land Tax

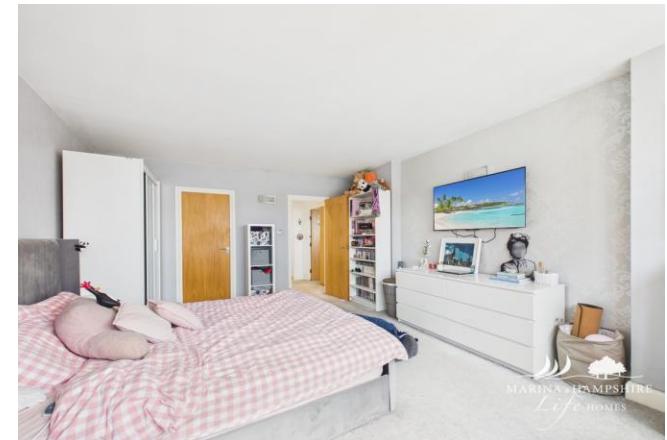
Land Registration Fees

Solicitors Fees and Disbursements

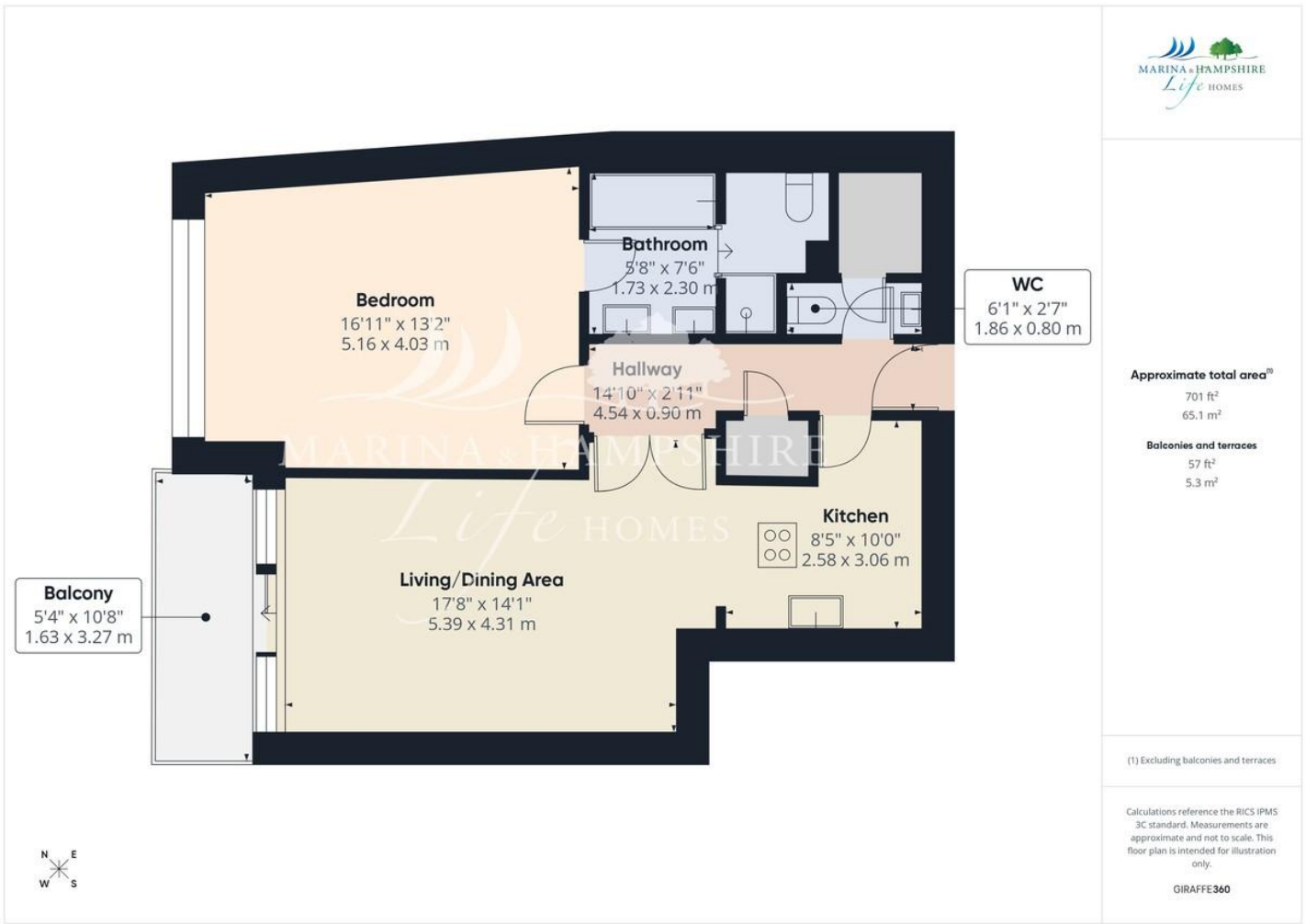
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES 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 area¹⁾
701 ft²
65.1 m²

Balconies and terraces
57 ft²
5.3 m²

(1) Excluding balconies and terraces

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		81 B
69-80	C	79 C	
55-68	D		
39-54	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