



Genoa House

Port Solent, Portsmouth, PO6 4UQ

RENT

£1,600 pcm

A unique opportunity to rent this west facing PART FURNISHED apartment in the ever popular Lock Approach. Two double bedrooms, an en-suite to the master bedroom, split level dining/living and magnificent 180 degree views across the upper reaches of Portsmouth Harbour, Portchester Castle and beyond. Available September 2026.



Property Features

- Two Double Bedrooms
- Two Bathrooms
- Fully Fitted Kitchen with Appliances
- Two Parking Spaces
- Unobstructed Harbour Views
- Part Furnished
- Available September
- West Facing Balcony off of Living Room

OUTSIDE

This fantastic marina apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated within the highly popular and sought after Lock Approach Development. You approach Genoa House from Lock Approach where you will enjoy magnificent views across the upper reaches of Portchester Channel, Portsmouth Harbour and Portchester Castle. From the balcony of this apartment you will enjoy uninterrupted 180 degree west facing views. The Lock Approach Development has security at the heart of its design with entrance either via the shuttered undercroft parking or the communal entrance way. Once inside you have the choice of the lift or stairs to take you to the apartment where you will find the generously proportioned communal area. The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtsman and vessel. Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the city.

HALLWAY

13' 2" x 12' 7" (4.02m x 3.84m) Entrance Hall with doors leading to bathroom, both bedrooms and living/kitchen room. There is a useful large double storage cupboard. Wooden flooring and neutral decor.

LIVING/ DINING ROOM

16' 6" x 12' 3" (5.05m x 3.75m) The living/dining room is the centre piece of this modern apartment, this room is both large, spacious and practical. It enjoys the benefit of patio doors to the balcony with stunning views towards the harbour. It has real wood flooring, light neutral decor, and two radiators.

LIVING ROOM BALCONY

11' 9" x 8' 1" (3.59m x 2.48m) The balcony is accessed from the living room. Overlooking the upper reaches of Portsmouth Harbour, with stunning views of the chalk cliffs of Portsdown and the Roman Castle at Portchester, you can relax and watch the day go by. This balcony enjoys the sunshine throughout the afternoon and evening with the chances of some of the most beautiful sunsets and most enjoyable views there are on offer.

KITCHEN

9' 1" x 8' 11" (2.79m x 2.74m) The light wood fitted kitchen has a range of wall and floor units and built in appliances. The appliances are Neff and consist of a stainless steel fan oven and grill, microwave, washer/dryer, dishwasher and a gas hob with extractor. The sink is a stainless steel sink with 1 1/2 bowl and waste disposal. This kitchen has light floor tiles, light wall tiles, chrome downlighters and an extractor fan.



DINING AREA

9' 9" x 9' 7" (2.99m x 2.94m) Step up from the living room into the dining area. This area benefits from a wall mounted radiator, real wood flooring and modern decor.

MAIN BEDROOM

14' 8" x 10' 0" (4.48m x 3.06m) The main bedroom is well appointed with a full range of fitted bedroom units. There is a long feature window which overlooks the approach to the marina and the Roman Castle at Portchester, there is a light colour carpet and light modern decor throughout. This bedroom has been thoughtfully designed to maximise storage whilst keeping a bright and airy feel. Complete with ceiling light and low level, under window radiator and full-length curtains.

MAIN BEDROOM ENSUITE

Fully tiled with light wall and floor tiles make this en-suite the perfect accompaniment to any bedroom and has a corner shower enclosure, low level WC and a sink all in white. There is a frameless mirror, shaver socket, glass shelving, toilet roll and towel holders, radiator, stage lighting over the mirror, downlighters, and an extractor fan.

BEDROOM 2

Light and airy this bedroom benefits from the same great views as the main bedroom from the double window. The bedroom has light carpet with light decor and is finished with a radiator under the window and ceiling lighting.

UTILITY/AIRING CUPBOARD

Double doors lead to the utility cupboard with ample storage space, including shelving, hanging and the hot water/heating system.



LARGE STORAGE CUPBOARD

Unique to this style of apartment is the double cupboard which in addition to the utility/airing cupboard offers some incredibly useful storage space which is not often found in modern day apartments.

FAMILY BATHROOM

6' 10" x 5' 1" (2.10m x 1.55m) Family bathroom with a white suite comprising of a bath with shower and shower curtain over, low level WC, and wall mounted sink. Tiled floor and walls with a frameless mirror shaver socket, toilet roll holder along with downlighters and a radiator.

PARKING

This apartment comes with 2 private car parking spaces, one of which is undercroft and secure. Roller shutter entrance with access only by residents.

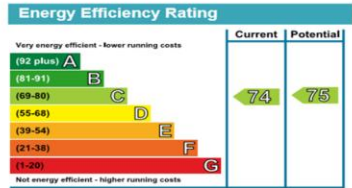
MATERIAL INFORMATION

- *Rental Price – £1600 pcm
- *Holding Deposit – One Weeks Rent (£)369.23
- *Security Deposit – Five Weeks Rent (£)1846.15
- *Council Tax Band - F
- *Property Construction – Brick and steel construction
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Electric via radiators
- *Broadband – Fibre to property
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – 2 x parking spaces
- *Restrictions – Subject to lease restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- *Accessibility - Lift access

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.





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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 are 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.