



## Tintagel Way

Portsmouth, PO6 4SS

Asking Price Of

**£379,000**

Three-bedroom townhouse in Tintagel Way with kitchen/diner, first-floor lounge with south-facing marina balcony, second bedroom with balcony, cloakroom, main bedroom with en suite, third bedroom and family bathroom. Integral garage, driveway, visitor parking, neutrally decorated, no onward chain, close to boardwalk and marina amenities.



# Property Features

- THREE BEDROOM TOWNHOUSE
- EN SUITE TO MAIN BEDROOM
- DRIVEWAY AND GARAGE
- SOUTH FACING BALCONY
- MARINA VIEWS
- BALCONY TO BEDROOM TWO
- CLOAKROOM
- GAS CENTRAL HEATING
- FAMILY BATHROOM
- VIEWING ADVISED – NO ONWARD CHAIN

## OVERVIEW

Tintagel Way is located within the highly desirable Port Solent marina development, offering modern, waterside living in a vibrant coastal setting. Homes in this area enjoy a peaceful yet connected location, with scenic views over the marina and easy access to the bustling boardwalk.

Port Solent itself is a unique destination where lifestyle meets convenience. The waterfront boardwalk is home to an array of restaurants, cafés, bars, and boutique shops, while a cinema and leisure facilities provide entertainment for all ages. The marina offers excellent boating opportunities and waterside paths ideal for walking, cycling, or simply enjoying the sea views.

Residents benefit from strong transport links via the M27 and nearby rail services, with schools, shopping, and other local amenities close at hand. Combining a welcoming community atmosphere with stylish homes, picturesque marina views, and a wealth of leisure options, Tintagel Way and Port Solent provide an exceptional lifestyle for families, professionals, and anyone seeking a vibrant coastal location.

## PROPERTY DESCRIPTION

Located in the highly sought-after marina community of Tintagel Way, this beautifully presented three-bedroom townhouse offers spacious, versatile accommodation over three floors, combining stylish waterside living with modern family convenience. Perfectly positioned within walking distance of the vibrant boardwalk, marina, and a range of cafés, restaurants, and leisure amenities, the property provides a true sense of coastal lifestyle.

The ground floor is home to a well-appointed kitchen/dining room, an ideal space for entertaining, family meals, or casual gatherings. The kitchen offers ample storage and workspace, creating a practical yet welcoming hub for daily life.

On the first floor, the bright and airy lounge opens onto a south-facing balcony overlooking the marina, providing a peaceful spot to relax and enjoy the water views. Also on this level is a second bedroom with access to its own private balcony, perfect for enjoying morning sunshine, along with a convenient cloakroom.



The top floor features the main bedroom, complete with a modern en suite, alongside a third well-proportioned bedroom and a family bathroom. Neutrally decorated throughout, the home is presented in excellent decorative order, providing a ready-to-move-in canvas for a new owner to personalise.

Externally, the property benefits from an integral garage and a driveway, offering practical off-road parking, with residential visitor spaces nearby. With its combination of stylish interiors, balconies with marina views, and a prime location close to all Port Solent amenities, this townhouse offers a rare opportunity to enjoy contemporary waterside living. Offered with no onward chain, it is an exceptional home for families, professionals, or anyone looking to embrace the relaxed, coastal lifestyle of Port Solent.

### ROOM MEASUREMENTS

HALLWAY - 3'5" x 16'8" 1.05 x 5.09M  
KITCHEN/DINER - 11'11" x 10'1" 3.65 x 3.08M  
LANDING - 4'5" x 6'0" 1.35 x 1.84M  
LOUNGE - 12'0" x 13'5" 3.66 x 4.11M  
BALCONY - 13'1" x 3'10" 4.00 x 1.19M  
BEDROOM TWO - 12'0" x 10'2" 3.66 x 3.10M  
BALCONY - 12'10" x 3'2" 3.92 x 0.99M  
CLOAKROOM - 2'7" x 5'1" 0.80 x 1.56M  
MAIN BEDROOM - 12'0" x 13'7" 3.66 x 4.14M  
EN SUITE - 2'7" x 7'9" 0.80 x 2.38M  
BATHROOM - 5'8" x 7'0" 1.75 x 2.15M  
BEDROOM THREE - 6'0" x 10'3" 1.83 x 3.13M  
LANDING - 2'10" x 9'3" 0.87 x 2.82M  
GARAGE - 8'1" x 16'7" 2.48 x 5.08M



## MATERIAL INFORMATION

- Price (£) - £379,000
- 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 - Gas Central Heating
- Broadband - Fibre available
- Parking- Driveway and Garage
- 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)
- Accessibilty- 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 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







Floor 0



Floor 1



Floor 2



Approximate total area<sup>m</sup>

993 ft<sup>2</sup>  
92.2 m<sup>2</sup>

Balconies and terraces

93 ft<sup>2</sup>  
8.6 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

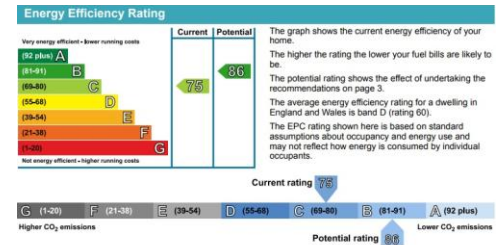
(1) Excluding balconies and terraces

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



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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