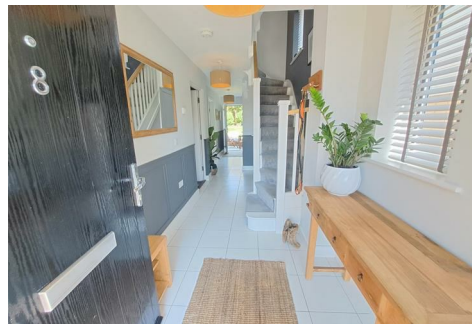




**NESBITT & SONS**  
ESTATE AGENTS



## 8 Nautilus Drive, Portsmouth, PO6 4FF

### Guide price £425,000

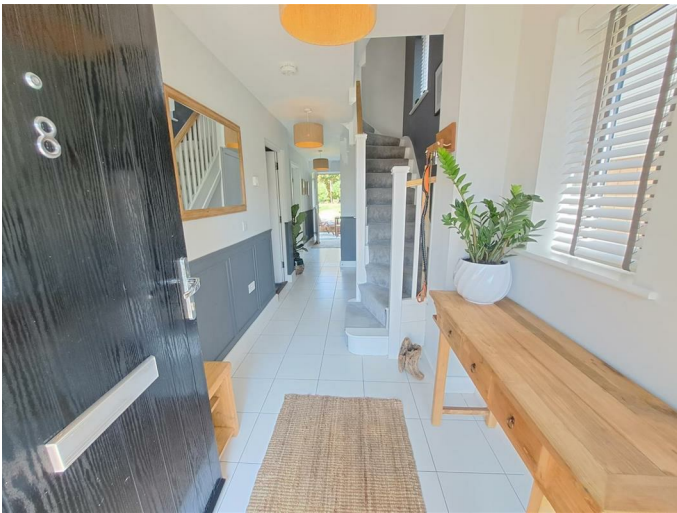
\*\*\* Guide Price - £425,000 to £440,000 \*\*\*

Nestled in the tranquil cul-de-sac of Nautilus Drive, near Port Solent, this stunning semi-detached townhouse, built in 2018, offers a perfect blend of modern living and coastal charm. Originally designed as the show home for the development, the property is immaculately presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

The house boasts a spacious reception room, providing ample space for relaxation and entertaining. The superb open-plan kitchen diner is a highlight, featuring contemporary fittings and a layout that encourages social gatherings and family meals. Natural light floods the area, creating a warm and inviting space.

With three well-proportioned bedrooms, including a master bedroom that offers delightful sea views, this home is ideal for families or those seeking a peaceful retreat. The three bathroom suites are thoughtfully

## Entrance Hall



## Landing



Garage 20'4 x 9'9 (6.20m x 2.97m)

Bedroom 3 / Study 9'1 x 8'11 (2.77m x 2.72m)



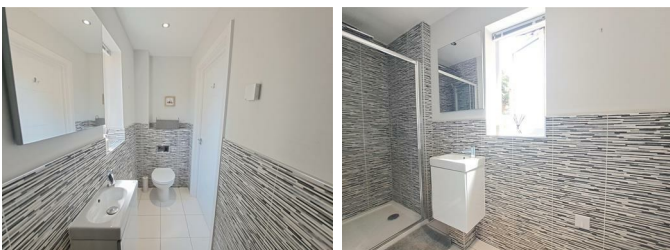
Kitchen / Dining / Breakfast Room 16'3 x 14'3 max (4.95m x 4.34m max)



Sitting Room 16'4 x 15'3 max (4.98m x 4.65m max)



Downstairs Shower Room 9'6 x 3'0 (2.90m x 0.91m)



## Landing



Master Bedroom 12'10 max x 12'1 (3.91m max x 3.68m)



Bedroom 2 14'0 max x 10'1 max (4.27m max x 3.07m max)



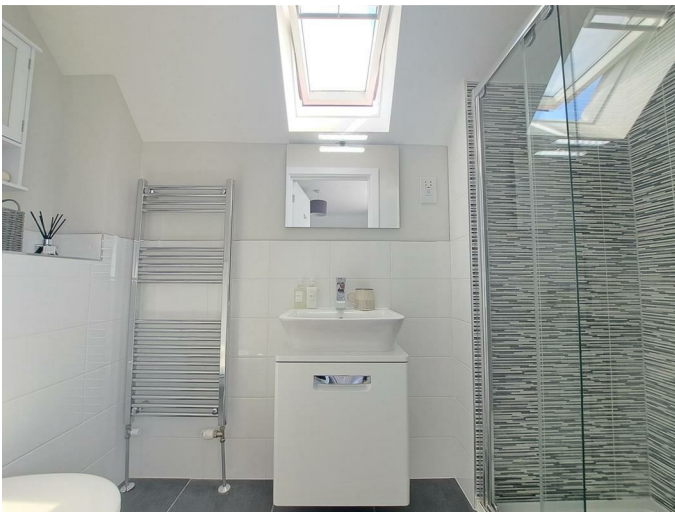
Family Bathroom 9'5 x 6'3 (2.87m x 1.91m)



Garden



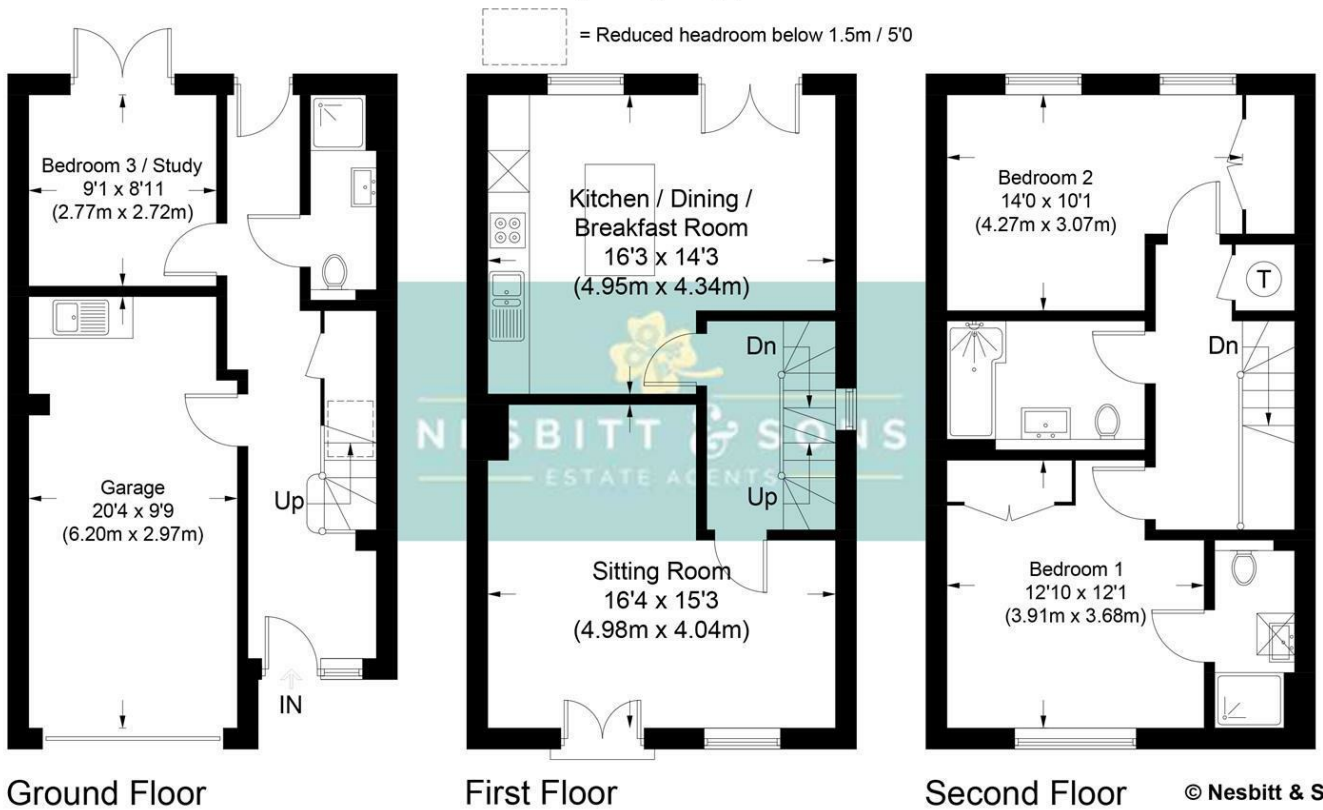
En-Suite 8'10m x 3'10 (2.69mm x 1.17m)



# Floor Plan

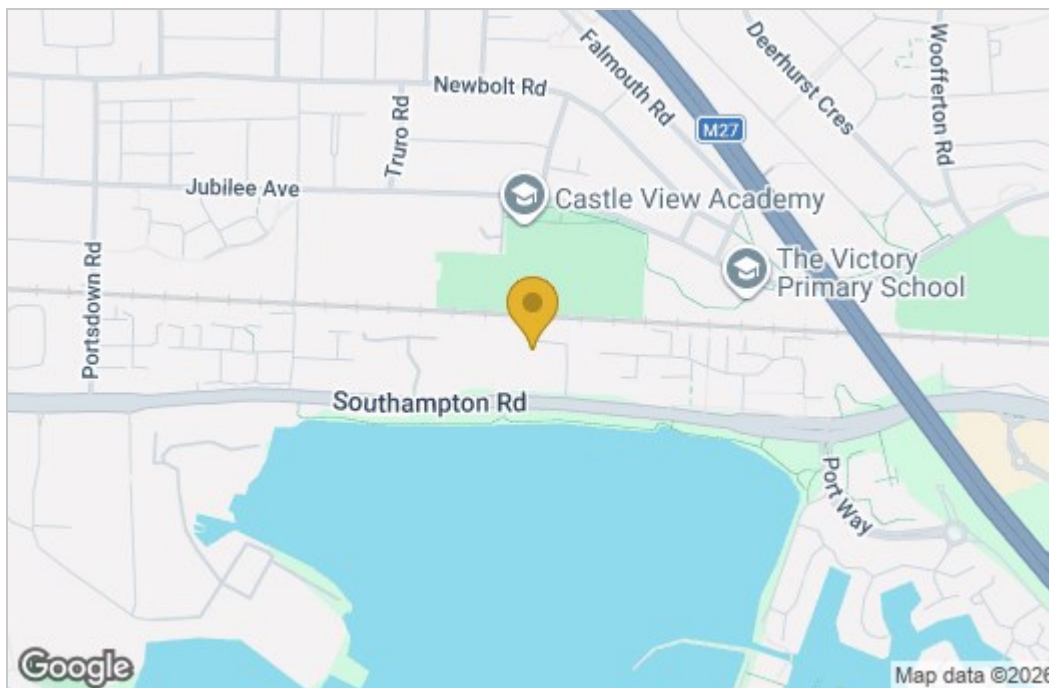
## 8 Nautilus Drive, Portsmouth, PO6 4FF

Approximate Gross Internal Floor Area  
1457 Sq Ft / 135.4 Sq M  
(Including Garage)

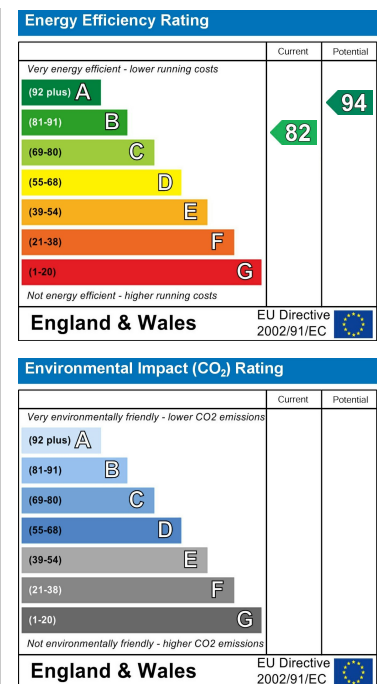


The Plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.