



Bryher Island

Port Solent, PO6 4UF

Asking Price Of

£900,000

Beautifully refurbished five-bedroom waterside home finished to a high standard. Featuring a stylish kitchen/breakfast room, elegant living space, three bathrooms, and underfloor heating. South-facing patio garden with private 11-metre mooring, plus driveway parking and stunning marina views.



Property Features

- Requested Bryher Island Location
- South Facing Rear Patio Garden
- 11 Metre Mooring at End of Garden
- Modern Kitchen with Appliances
- Three Refitted Bathrooms
- Utility Room
- Driveway Parking
- South Facing Balcony off the Lounge
- Attic Conversion

OVERVIEW

Immaculately refurbished five-bedroom waterside home finished to a high-quality specification throughout. Offering a stylish kitchen/breakfast room, elegant living room, five bedrooms, three bathrooms, and a utility room. South-facing patio garden with private 11-metre mooring, complete with water and electricity. Additional features include underfloor heating to the ground floor, driveway parking, and stunning marina views - an exceptional opportunity for luxury waterfront living.

The Boardwalk provides shopping, bars, restaurants, a multi-screen cinema with a David Lloyd gym and swimming pool, all on-site and within proximity to Portsmouth City Centre, National Rail and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

ROOM MEASUREMENTS

Partial Car Port Conversion/Entrance - 1.88m x 2.80m (6' 2" x 9' 2")
Entrance Hall - 4.49m x 1.35m (14' 8" x 4' 5")
Utility Room - 1.69m x 2.20m (5' 6" x 7' 3")
Cloakroom - 0.90m x 2.03m (2' 11" x 6' 7")
Kitchen/Breakfast Room - 6.06m x 3.72m (19' 10" x 12' 2")
First Floor Landing - 2.77m x 1.87m (9' 1" x 6' 1")
Lounge - 6.07m x 3.69m (19' 10" x 12' 1")
Balcony - 3.97m x 1.57m (13' 0" x 5' 1")
Bedroom Three - 3.77m x 3.59m (12' 4" x 11' 8")
Ensuite Bathroom - 2.31m x 1.70m (7' 6" x 5' 6")
Second Floor Landing - 1.91m x 1.84m (6' 3" x 6' 0")
Bedroom Two - 3.80m x 3.68m (12' 5" x 12' 0")
Main Bedroom - 3.96m x 3.70m plus Entrance Corridor (12' 11" x 12' 1")
Ensuite Shower Room - 2.0m x 2.01m (6' 6" x 6' 7")
Third Floor Landing - 2.84m x 1.10m (9' 3" x 3' 7")
Bedroom Four - 6.06m x 2.86m (19' 10" x 9' 4")
Shower Room - 2.85m x 1.0m (9' 4" x 3' 3")
Bedroom Five - 2.79m x 3.18m (9' 1" x 10' 5")
Rear Patio Garden
11 Metre Mooring

PROPERTY DESCRIPTION

This exceptional five-bedroom waterside home has been comprehensively refurbished by the current owner to an exacting standard, creating a stylish and contemporary residence designed for modern marina living. The accommodation includes a stunning kitchen/breakfast room, elegant living room, five well-proportioned bedrooms, three bathrooms, a utility room, and a south-facing patio garden with a private 11-metre mooring.



To the front of the property, driveway parking leads to the carport, which has been partially converted to create a welcoming entrance hallway, utility room, and cloakroom. Tiled flooring with underfloor heating runs throughout the ground floor, complemented by sleek, modern décor.

The beautifully designed kitchen/breakfast room features cream gloss wall and base units paired with striking black granite worktops and a full range of integrated appliances. A central island with breakfast bar provides an ideal social hub, with additional space for a dining table. Bi-folding doors open seamlessly onto the south-facing patio garden, extending the living space outdoors and leading directly to the mooring beyond.

The first floor offers a versatile layout, with Bedroom Three benefiting from a thoughtfully designed en suite bathroom and space for both a double bed and desk area, ideal for guests or home working. The living room is finished in a contemporary style and features a modern electric fireplace as a focal point. Bi-fold doors open onto a south-facing balcony, where stunning views across the marina fairway can be enjoyed.

On the second floor, Bedroom Two is a generous double room with views to the front of the property and towards Portsdown Hill, complete with a built-in wardrobe. The landing provides additional storage cupboards, including one housing the hot water cylinder. The principal bedroom enjoys two built-in wardrobes and patio doors opening to a Juliet balcony with uninterrupted views across the marina. The luxurious en suite wet room is fully tiled and fitted with a walk-in shower, WC, and wash basin.



The third floor features a well-executed attic conversion, creating two further bedrooms, both with Velux windows, served by a centrally located shower room.

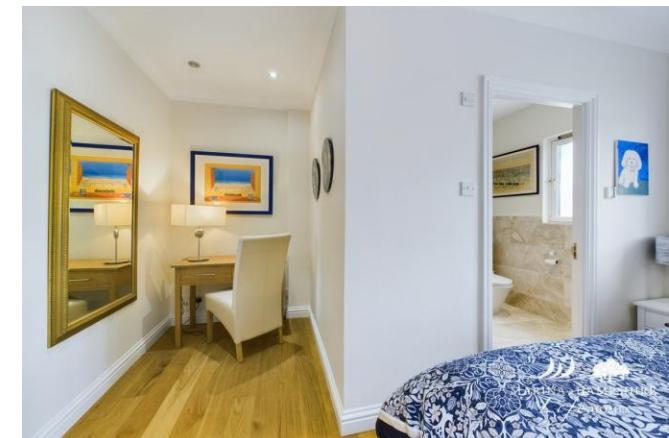
Externally, the south-facing patio garden is fully tiled and equipped with an automatic canopy, providing an ideal space for entertaining or relaxing by the water. The garden leads directly to the private 11-metre mooring, complete with electricity and water supply - a rare and highly desirable feature for boating enthusiasts.

MATERIAL INFORMATION

- Price (£) - 900,000
- Tenure – Freehold for House Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1064.84 for House (reviewed February, yearly)
- Annual mooring service charge amount (£) 455.47
- Mooring Service Charge Review Period – February Annually
- Council tax band (England, Wales and Scotland) - Band G
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Underfloor and ceiling heating panels
- Broadband - Fibre available
- Parking- Driveway parking
- 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))
- Accessibility - Accommodation arranged over 3 floors

VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

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



Floor 3



Approximate total area⁽¹⁾

1758.89 ft²
163.41 m²

Reduced headroom

61.74 ft²
5.74 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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.