



Tintagel Way, Port Solent

Portsmouth, PO6 4SS

Asking Price ****REDUCED****

£350,000

This immaculately maintained home situated within Port Solent is perfect for those seeking waterside living with a contemporary edge and versatile layout. Neutrally decorated throughout this three bedroom home is ready to move straight into with no updating required.



Property Features

- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- TWO BALCONIES
- STUNNING KITCHEN WITH BUILT IN APPLIANCES
- LOUNGE WITH ACCESS TO BALCONY
- BEDROOM WITH ACCESS TO BALCONY
- DRIVEWAY PARKING
- LOW MAINTENANCE GARDEN
- END OF CHAIN

OVERVIEW

This immaculately maintained home situated within Port Solent is perfect for those seeking waterside living with a contemporary edge and versatile layout. Neutrally decorated throughout this three-bedroom home is ready to move straight into with no updating required.

The Boardwalk provides shopping, bars, restaurants, a multi screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail (Havant Station 15 mins away by car) and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

For the keen yachtsman, the marina basin is only a few minutes walk from the property and has many moorings available for rent.

Accessed via a 24/7 manned lock, the marina provides safety and security for both yachtsman and vessel.

PROPERTY DESCRIPTION

Immaculate 3-Bedroom Townhouse in Port Solent

Located in the sought-after waterside development of Port Solent, this beautifully presented 3-bedroom townhouse offers stylish and spacious accommodation across three floors.

The modern white kitchen is a standout feature, boasting sleek black worktops, integrated appliances, and glossy black tiled flooring, creating a contemporary and functional cooking space.

The first floor comprises a generous lounge with access to a private balcony - perfect for relaxing or entertaining - alongside Bedroom 2, which also enjoys its own private balcony. A convenient cloakroom is also located on this floor.

Upstairs, the top floor features the main bedroom with a modern en suite shower room, a well-sized third bedroom, and a separate family bathroom.

The ground floor has been thoughtfully enhanced with a garage conversion providing a versatile bonus room - ideal as a home office, gym, or playroom. The low-maintenance rear garden features artificial grass, offering a neat and tidy outdoor space year-round.

This immaculately maintained home is perfect for those seeking waterside living with a contemporary edge and versatile layout.



ROOM MEASUREMENTS

HALLWAY - 16' 8" x 3' 6" (5.08m x 1.07m)

BONUS ROOM - 12' 11" x 8' 1" (3.94m x 2.46m)

KITCHEN/DINER - 10' 1" x 12' 0" (3.07m x 3.66m)

LANDING - 6' 1" x 4' 7" (1.85m x 1.4m)

LOUNGE - 13' 6" x 12' 2" (4.11m x 3.71m)

BALCONY - 4' 0" x 13' 7" (1.22m x 4.14m)

BEDROOM TWO - 10' 3" x 12' 1" (3.12m x 3.68m)

BALCONY - 3' 3" x 12' 8" (0.99m x 3.86m)

CLOAKROOM - 3' 3" x 12' 8" (0.99m x 3.86m)

MAIN BEDROOM - 13' 7" x 12' 1" (4.14m x 3.68m)

EN SUITE - 7' 9" x 2' 7" (2.36m x 0.79m)

BATHROOM - 7' 2" x 4' 11" (2.18m x 1.5m)

BEDROOM THREE - 10' 3" x 6' 0" (3.12m x 1.83m)

LANDING - 9' 3" x 2' 9" (2.82m x 0.84m)

MATERIAL INFORMATION

- Price (£) - £360,000
- 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
- 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- On Three Levels



Stamp Duty Land Tax

Land Registration Fees

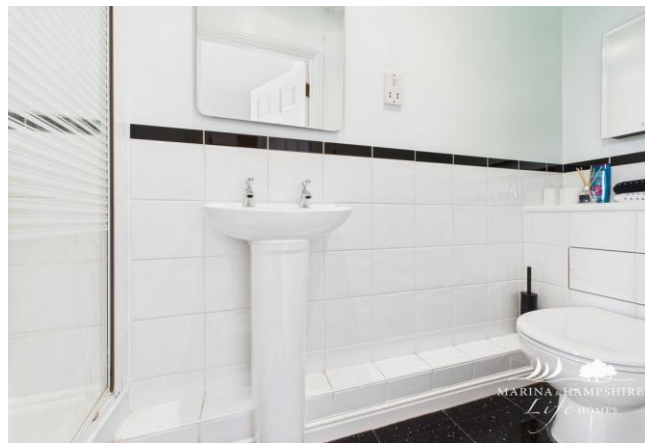
Solicitors Fees and Disbursements

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

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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 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