MARINA Life HOMES



Spinnaker House

Port Solent, Portsmouth, PO6 4UY

Asking Price Of

£395,000

Two bedroom first floor apartment, situated in the popular Spinnaker House at Lock Approach, Port Solent with West facing views to Portchester Castle and Portsmouth Harbour. Offered with modern fitted kitchen, immaculate order throughout and two allocated parking spaces this is one not to be missed.









Property Features

- First Floor Apartment
- West Facing View To Portsmouth Harbour
- Modern Kitchen With Integral Appliances
- En Suite to Main Bedroom
- Family Bathroom
- Balcony views to Portchester Castle
- Two Allocated Parking Spaces
- Immaculate Order
- Lift and Stair Access
- End Of Chain

OVERVIEW

Situated within the desirable waterside setting of Port Solent, Lock Approach offers an appealing blend of marina living, contemporary convenience and a relaxed coastal lifestyle. Renowned for its picturesque marina and vibrant waterfront atmosphere, Port Solent provides an attractive environment in which to enjoy both leisure and everyday living, with a wealth of amenities close at hand.

At the heart of the development is the attractive marina and Boardwalk, where a variety of restaurants, cafés and bars create a welcoming setting for everything from leisurely lunches to evening dining overlooking the water. A selection of shops, an ODEON cinema and the David Lloyd health and fitness club further enhance the local offering, providing an excellent choice of leisure and recreational facilities.

The surrounding area offers plenty of opportunities to enjoy the outdoors, with waterfront walks, local cycling routes and the wider Hampshire coastline all contributing to the area's appeal. Nearby Portchester is home to the historic Portchester Castle, while Portsmouth offers a wealth of cultural attractions, shopping and entertainment. The popular Gunwharf Quays waterfront destination, with its designer outlets, restaurants and bars, is also within convenient reach.

The location is particularly well placed for commuters and those seeking excellent regional connectivity. The nearby M27, A27, M275 and A3 provide convenient road links towards Portsmouth, Southampton, Fareham and the wider motorway network, with routes towards London also accessible. Cosham and Portchester railway stations offer connections to Portsmouth and destinations along the South Coast, with further rail services available from Portsmouth's principal stations. Local bus services provide additional connectivity across the surrounding area, while Southampton Airport and Portsmouth's ferry terminals offer further options for domestic and international travel.

Combining an appealing marina setting with an excellent choice of local amenities and convenient transport links, Lock Approach represents an attractive proposition for professionals, couples, families and those seeking a well-connected home in a distinctive waterfront location. With its balance of leisure, lifestyle and accessibility, Port Solent continues to offer a desirable setting for modern living on the South Coast.







ROOM MEASUREMENTS

HALLWAY - 15' 5" x 4' 5" (4.7m x 1.35m) and 6' 0" x 5' 5" (1.83m x 1.65m)
MAIN BEDROOM - 11' 7" x 9' 10" (3.53m x 3m)
EN SUITE - 6' 7" x 3' 11" (2.01m x 1.19m)
BEDROOM TWO - 11' 7" x 9' 9" (3.53m x 2.97m)
FAMILY BATHROOM - 7' 2" x 5' 7" (2.18m x 1.7m)
LIVING/DINING ROOM - 26' 9" x 12' 4" (8.15m x 3.76m)
KITCHEN - 9' 4" x 9' 0" (2.84m x 2.74m)
BALCONY - 13' 2" x 8' 10" (4.01m x 2.69m)

PROPERTY DESCRIPTION

Enjoying an attractive waterside position, this beautifully presented first-floor apartment offers well-proportioned accommodation, tasteful contemporary interiors and delightful views across the water. Neutrally decorated throughout and maintained in excellent order, the property provides a welcoming and refined living environment, ideally suited to those seeking a stylish main residence or an appealing second home.

The accommodation centres around a spacious open-plan living and dining area, thoughtfully arranged to create a comfortable yet sociable space for both everyday living and entertaining. The living area opens directly onto a private balcony, where far-reaching westerly views take in Portsmouth Harbour and the historic silhouette of Portchester Castle. This is a particularly appealing spot to unwind at the end of the day, watching boats navigate their way out of the harbour while enjoying the warmth of the evening sun and spectacular sunsets across the water.







The adjoining kitchen has been finished in a contemporary palette of soft grey cabinetry, complemented by a striking dark marble-effect worktop. Clean lines and a considered design create a sleek yet understated finish, while a range of integrated appliances, including a washing machine, dishwasher, oven, microwave and hob with extractor over, ensure practicality without compromising on style.

There are two well-proportioned bedrooms, both enjoying attractive outlooks across the water, further enhancing the apartment's distinctive waterside appeal. The mainl bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the second bedroom and provides additional convenience for residents and guests alike.

Combining a peaceful waterfront setting with well-appointed accommodation and a balcony perfectly positioned to appreciate the views, this appealing apartment offers a wonderful opportunity for those looking to downsize without sacrificing comfort or quality, or for buyers seeking a charming second home in a desirable marina location.

PARKING

TWO ALLOCATED PARKING SPACES- ONE IN THE UNDERCROFT AND ONE OUTSIDE

MATERIAL INFORMATION

- Price (£) - 395,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual service charge amount (£) 3300.00
- Service Charge Review - November Annually
- Annual Ground Rent (£)100
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated parking spaces
- Construction- Brick and Steel frame construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

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.

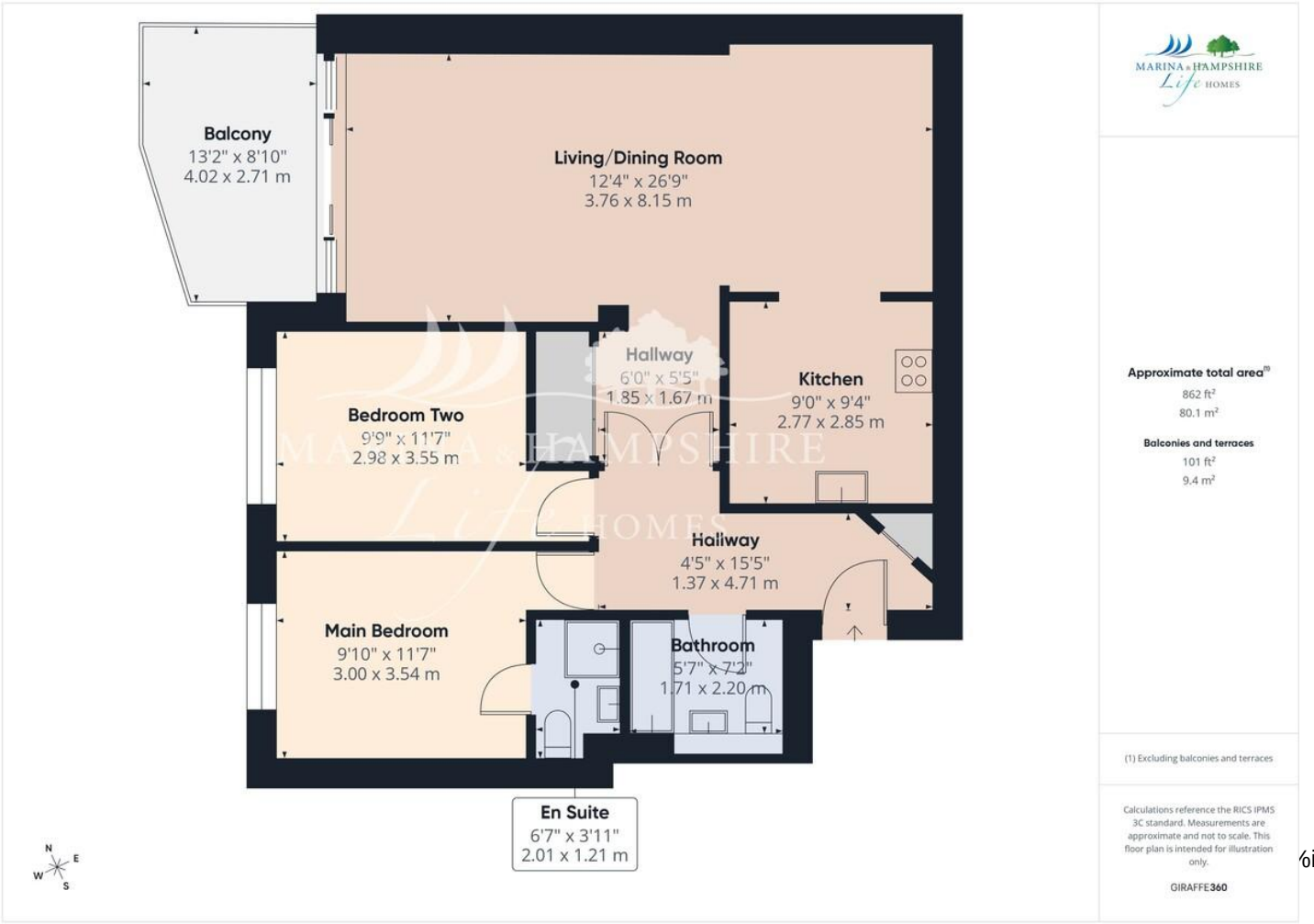
VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES

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.









MARINA & HAMPSHIRE Life HOMES

Approximate total area(1)

862 ft²
80.1 m²

Balconies and terraces

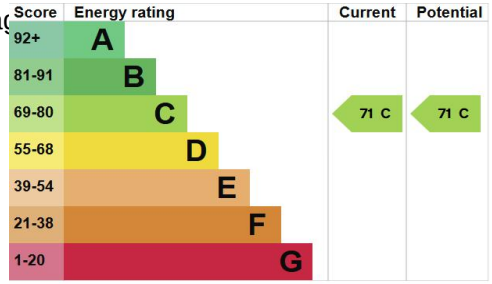
101 ft²
9.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446

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