

Victory House, Lock Approach
Port Solent, Portsmouth, PO6 4UG

Offers In Excess Of
£280,000

2 bedroom 1st Floor Marina Facing Apartment for sale in the popular Lock Approach Development, with a large balcony offering fabulous views of Port Solent Marina, and just a short walk to the bars, restaurants, cinema and gym situated at the Boardwalk.



Property Features

- Two Double Bedrooms
- Separate Dining Area
- Balcony with Marina Views
- Two Parking Spaces
- Modern Throughout
- Close to Bars and Restaurants
- Large Lounge
- Secure Communal Areas
- Main Bedroom Ensuite
- No Onward Chain

OVERVIEW

Located within the highly sought-after Lock Approach development at Port Solent, this superb marina apartment enjoys an enviable waterfront position with views across the marina and towards the chalk slopes of Portsdown Hill.

Lock Approach is regarded as one of Port Solent's premier residential addresses, offering secure access, undercroft parking, lift service, and well-maintained communal areas. The development is particularly popular with professionals, downsizers, and boating enthusiasts seeking a relaxed waterside lifestyle.

Port Solent is home to a vibrant marina community, centred around a 24-hour manned lock which provides secure access to the harbour and Solent beyond. Residents enjoy a variety of waterfront restaurants, cafés, bars, leisure facilities and scenic marina walks, all within easy reach.

Perfectly positioned for both leisure and commuting, Port Solent offers excellent access to the M27, A27 and A3(M), as well as mainline rail links to London and beyond. Combining marina living, convenience and security, Lock Approach remains one of the most desirable locations on the South Coast.

ROOM MEASUREMENTS

HALLWAY - 10' 1" x 6' 2" (3.07m x 1.88m)

KITCHEN - 8' 11" x 8' 6" (2.72m x 2.59m)

LOUNGE/DINING ROOM - 22' 0" x 12' 2" (6.71m x 3.71m)

MAIN BEDROOM - 13' 0" x 9' 10" (3.96m x 3m)

BEDROOM TWO - 11' 0" x 9' 9" (3.35m x 2.97m)

BATHROOM - 6' 6" x 5' 7" (1.98m x 1.7m)

EN SUITE - 5' 8" x 3' 10" (1.73m x 1.17m)

BALCONY - 11' 11" x 8' 2" (3.63m x 2.49m)

PROPERTY DESCRIPTION

Accessed from the first-floor communal landing, the apartment opens into a spacious and welcoming entrance hall which forms the heart of the home. Finished with attractive real wood flooring and contemporary décor, the hallway creates an immediate sense of quality and provides access to all rooms.

The impressive living room is undoubtedly the focal point of the property. Entered through elegant solid wood double doors, this bright and generously proportioned space enjoys a wonderful marina-facing aspect and opens directly onto the private balcony through patio doors. The combination of natural light, waterfront views and real wood flooring creates an ideal setting for both relaxing and entertaining.



Stepping out onto the covered balcony, residents can enjoy panoramic views across Port Solent Marina and towards the chalk hills of Portsdown. Finished with decking and attractive hardwood and stainless-steel balustrading, this superb outdoor space provides the perfect vantage point to enjoy the ever-changing marina scenery.

The kitchen is well appointed with a comprehensive range of contemporary light wood wall and base units, complemented by integrated appliances including an electric oven, microwave, ceramic hob with extractor, fridge/freezer, dishwasher and washer/dryer. Thoughtfully designed with feature shelving, tiled splashbacks and quality finishes throughout, it offers both practicality and style. Adjacent to the kitchen, the dining area provides an excellent space for everyday dining and entertaining, creating a natural flow between the living accommodation and kitchen.

The main bedroom is a spacious double room enjoying attractive marina views and benefiting from a range of fitted bedroom furniture, providing excellent storage. The room is further enhanced by a modern en-suite shower room, fitted with a contemporary white suite including a corner shower enclosure and finished with fully tiled walls and flooring.

The second bedroom is another well-proportioned double room, also enjoying views across the marina. Bright and versatile, it is equally suited as a guest bedroom, home office or additional living space.

Serving the remainder of the apartment is the family bathroom, fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC, complemented by fully tiled walls and flooring.



Further practical benefits include useful storage cupboards, including a utility cupboard housing the hot water system, helping to maximise the available living space.

The apartment also benefits from the rare advantage of two allocated parking spaces, comprising one secure undercroft space accessed via a residents-only roller shutter entrance and a second allocated external parking space.

Combining spacious accommodation, stylish interiors, secure parking and a private marina-facing balcony with spectacular waterfront views, this exceptional apartment offers an outstanding opportunity to enjoy one of Port Solent's most desirable marina-front locations. Perfect for professionals, downsizers and boating enthusiasts alike, it delivers an enviable coastal lifestyle in a secure and highly sought-after setting.

GENERAL INFORMATION

- Price: Offers in Excess of (£) - 280,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual service charge amount (£) 3300.00
- Service Charge Review - November Annually
- 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 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.







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