MARINA Life HOMES

# Carbis Close

Port Solent, Portsmouth, PO6 4TW

## Asking Price Of

# £599,995

Recently refurbished throughout to a high standard, this three bedroom town house is situated in Carbis Close, Port Solent marina. With a sunny South-East aspect and positioned on the water, this property is one not to be missed.

# Property Features

- Recently Refurbished Throughout
- Bespoke Kitchen with Siemens Appliances
- South East Facing Rear Aspect
- Driveway Parking
- Utility Room
- Three Bedrooms
- Main Bedroom with Ensuite
- Balcony with Marina Views
- Recently Fitted Bathrooms
- No Forward Chain

**OVERVIEW**

Recently refurbished three bedroom waterside property with South East facing garden, backing onto the water. Offered for sale with no forward chain, this property enjoys stunning views across the Marina. Call for an early viewing.

Port Solent Portsmouth provides a relaxed lifestyle with either house or apartment living.

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 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
Entrance Hall - 4.89m x 1.83m (16' 0" x 6' 0")
Utility Room - 1.30m x 1.05m (4' 3" x 3' 5")
Cloakroom - 0.9m x 1.50m (2' 11" x 4' 10")
Kitchen/Breakfast Room - 5.66m x 3.75m (18' 6" x 12' 3")
First Floor Landing - 1.91m x 2.74m (6' 3" x 9' 0")
Bedroom Two - 3.65m x 3.01m (11' 1" x 9' 10")
Living Room - 5.66m x 3.67m (18' 6" x 12' 0")
Balcony - 1.73m x 3.68m (5' 7" x 12' 0")
Second Floor Landing - 1.87m x 2.17m (6' 1" x 7' 1")
Bedroom Three - 3.64m x 2.02m (11' 11" x 6' 7")
Bathroom - 3.42m x 1.56m (11' 2" x 5' 1")
Main Bedroom - 4.38m x 3.69m (14' 4" x 12' 0")
Ensuite - 1.21m x 1.99m (3' 11" x 6' 6")
Rear Garden - 5.13m x 4.06m (16' 10" x 13' 3"

**PROPERTY DESCRIPTION**

This beautiful property is ready for the new owner to move straight into!  The current owner has refurbished the property throughout to include bespoke kitchen, bathrooms, flooring, decor, replaced hot water tank and upgraded electrics.

The modern, contemporary feel starts the minute you enter the property. The carport has been partially converted to provide a spacious hallway with oak finish doors leading to utility room, cloakroom, storage cupboard and kitchen.  The walls are decorated in neutral colour scheme with oak vertical panels and there are large tiles to the floor.  The room is finished with inset spotlights to ceiling, LED lit floating shelves and wall hung storage unit.

In the utility room you will find built in storage to include a full height Siemens freezer and space for washing machine and tumble dryer.

The fully fitted kitchen is situated to the rear of the property and has bifold doors which open onto the marina side garden. It has been thoughtfully designed to provide the perfect kitchen/living space so you can easily accommodate a large table and chairs and sofa if needed - a great place to entertain family and friends with the opportunity to move easily from house to garden.  There are built in Siemens appliances to include WIFI operated single oven with warming drawer under and compact oven with steam and microwave over, built in venting induction hob with built in central extractor, full height integrated fridge and built in dishwasher.  There is a large stainless steel inset sink with Quooker constant hot water tap fitted.  The room is finished with tiled floor, inset spots and LED under cupboard lighting. The ground floor of the house is fitted with 'Warm Up' under floor heating system and ceiling heating panels.

On the first floor landing you find doors to Bedroom 2,  a further cloakroom and living room.  Bedroom 2 is a double room overlooking the front aspect and has built in wardrobe and storage units.  The living room has neutral decor and oak vertical panelling, wall hung media unit and aluminium bifold doors leading out onto the South East facing balcony. Here you can enjoy sunny marina views, a great place to sit and watch the world go by!

The contemporary theme continues on the second floor where you will find the recently fitted bathroom which is fully tiled to walls and floor and includes bath, wash hand basin inset into white gloss vanity unit and WC with concealed cistern. There is a separate shower cubicle with thermostatic shower fitted. The bathroom is finished with inset spotlights to the ceiling, heated towel rail and triple mirrored wall cabinet.

On the landing you can access the loft, plus find 2 cupboards, one housing the hot water cylinder and the other for storage. Doors here lead into Bedroom 3, a good size single and the large main bedroom, which has built in wardrobes and drawer units. From the window there are great views across the marina. The ensuite has been recently fitted and consists of large shower cubicle, inset wash hand basin and WC.

To the exterior of the house there is a sunny, decked terrace area which opens onto the water.

Offered with no onward chain, this house needs to be viewed to appreciate all it has to offer.

**MATERIAL INFORMATION**

- Price (£) - £595,995
- Tenure – Freehold
- Annual Estate Management Charge (£) 1064.84 for house(reviewed February, yearly)
- 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 E7- Underfloor and Ceiling 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 LIFE HOMES ONLY**

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

MARINA & HAMPSHIRE
Life HOMES

MARINA & HAMPSHIRE
Life HOMES

MARINA & HAMPSHIRE
Life HOMES

MARINA & HAMPSHIRE
Life HOMES

MARINA & HAMPSHIRE
Life HOMES

MARINA & HAMPSHIRE
Life HOMES

MARINA & HAMPSHIRE
Life HOMES

MARINA & HAMPSHIRE
Life HOMES

Floor 0

Floor 1

Floor 2

**Approximate total area**(1)

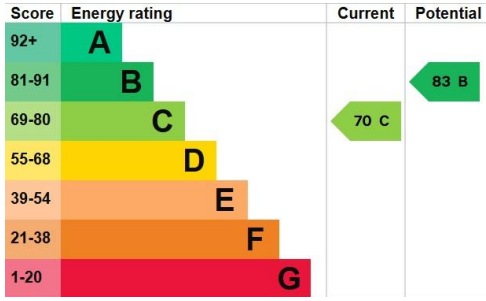
1232.45 ft²

114.5 m²

(1) Excluding balconies and terraces

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




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