

## Carbis Close

Port Solent, Portsmouth, PO6 4TW

Asking Price Of

# £430,000

Beautifully presented four bedroom end of terrace townhouse with car port and driveway parking situated in the popular Carbis Close. This property has been upgraded throughout by the current owners so needs to be viewed to appreciate all it has to offer. Call today to arrange your viewing!



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# Property Features

- Four Bedrooms
- Kitchen/Breakfast Room
- Recently Fitted Bathroom
- Double Glazed Throughout
- Beautifully Presented Throughout
- Stunning Attic Conversion with Ensuite
- Car Port And Driveway Parking
- Modern Patio Garden with Shed
- New Hot Water Cylinder
- Call to Arrange a Viewing Today

## OVERVIEW

This four bedroom townhouse has been thoughtfully upgraded by the current owners to provide a modern, comfortable home. Set within a quiet cul-de-sac, Carbis Close is a desirable road with well-kept homes and close proximity to the marina. The street primarily features contemporary townhouses, many of which benefit from private parking, balconies and attractive outdoor spaces.

Residents enjoy easy access to Port Solent's secure marina, with its 24-hour managed lock and direct routes out to the Solent-making it particularly appealing to boating enthusiasts and those seeking a relaxed coastal lifestyle.

Carbis Close is just a short stroll from The Boardwalk, Port Solent's vibrant waterside hub. Here, a selection of restaurants, cafés, shops and leisure facilities-including a cinema and fitness centre-create a lively yet refined social scene right on the doorstep.

The area also benefits from excellent connectivity, with convenient access to major road links such as the M27 and A3(M), as well as nearby rail services-making commuting and travel straightforward.

## ROOM MEASUREMENTS

Car Port - 4.95m x 2.87m (16' 3" x 9' 5")  
Entrance Hall - 3.32m x 1.71m (10' 10" x 5' 7")  
Bedroom Four/Office - 3.24m x 1.70m (10' 10" x 5' 6")  
Ground Floor Shower Room - 1.40m x 2.28m (4' 7" x 7' 5")  
Kitchen/Breakfast Room - 3.58m x 4.71m (11' 8" x 15' 5")  
First Floor Landing - 3.05m x 3.14m (10' 0" x 10' 3")  
Lounge - 3.71m x 4.82m (12' 2" x 15' 9")  
Balcony - 1.50m x 4.15m (4' 11" x 13' 7")  
Bathroom - 2.05m x 1.46m (6' 8" x 4' 9")  
Bedroom Two - 3.52m x 2.76m (11' 6" x 9' 0")  
Bedroom Three - 3.48m x 1.84m (11' 5" x 6' 0")  
Second Floor Landing - 0.91m x 0.81m (2' 11" x 2' 7")  
Main Bedroom - 4.05m x 4.64m (13' 3" x 15' 2")  
Ensuite - 2.69m x 4.64m (8' 10" x 15' 2")  
Rear Garden

## PROPERTY DESCRIPTION

This beautifully presented four-bedroom townhouse in Carbis Close offers a perfect blend of modern comfort, versatile living space and a highly desirable marina lifestyle. It has been thoughtfully upgraded by the current owners to include, loft conversion, air conditioning to lounge and top floor bedroom, new hot water cylinder, LVT flooring to middle bedrooms and refitted bathrooms.



Arranged over three floors, the property is thoughtfully designed to maximise space. The ground floor features a welcoming entrance hall with doors leading to the ground floor bedroom 4/office, ground floor cloakroom and the modern kitchen breakfast room which is fitted with a range of shaker style units and integrated appliances-ideal for both everyday living and entertaining. From here, doors open onto a contemporary rear garden finished with porcelain tiling, providing a peaceful outdoor retreat. There is also a large storage shed for your convenience.

The first floor hosts a generous living room, filled with light from the sliding patio doors, which lead out onto a sunny first floor balcony - a great spot to relax and unwind after a busy day! There are 2 bedrooms to the rear aspect of the house, one double and one good size single with built in wardrobe, both rooms have recently been fitted with new LVT flooring. The bathroom has been recently fitted and offers bath with shower fitted over, sink inset into vanity unit and low level WC.

On the upper floor, the principal bedroom really offers the 'wow' factor. A spacious room it benefits from white gloss built-in wardrobes, new flooring and a stylish en-suite with Roper Rhodes sanitary ware to include shower, sink and WC. Triple glazed Velux windows provide plenty of natural light.

To the front of the property there is driveway parking which leads to a car port fitted with secure wrought iron and glass gates. The car port has power points and hot water tap.

Call today to arrange your viewing!



## MATERIAL INFORMATION

Price (£) - £430,000

- Tenure – Freehold for House
- Annual Estate Management Charge (£) 1064.86 (reviewed February, yearly)
- Council tax band (England, Wales and Scotland) - Band
- 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 and Carport
- 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 ONLY THROUGH MARINA AND HAMPSHIRE 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







**Approximate total area<sup>m</sup>**  
 1328 ft<sup>2</sup>  
 123.3 m<sup>2</sup>

**Balconies and terraces**  
 68 ft<sup>2</sup>  
 6.3 m<sup>2</sup>

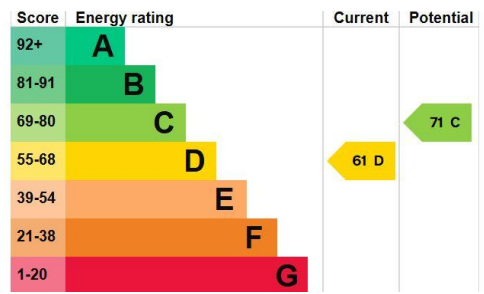
**Reduced headroom**  
 105 ft<sup>2</sup>  
 9.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE360



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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