

Newlyn Way

Port Solent, Portsmouth, PO6 4TL

Asking Price Of

£575,000

Delightful four bedroom marina side house with car port, driveway parking and wide 11 metre mooring at the end of the garden. Located on the West side of Port Solent in Newlyn Way, this property's garden faces West with great views of the marina and has the benefit of sunshine throughout the afternoon and evening. No forward chain.



Property Features

- West Facing Marina Views
- Lovely Loft Conversion with Ensuite
- Car Port and Driveway Parking
- Four Bedrooms
- 11 Metre Mooring at End Garden
- Kitchen/Breakfast Room
- Close to Bars and Restaurants

PROPERTY OVERVIEW

This delightful four-bedroom townhouse is situated in Newlyn Way on the west side of Port Solent. This property's garden faces due west and offers great views of the marina with the benefit of sunshine throughout the afternoon and evening, plus it has the added benefit of an 11 metre mooring at the end of the garden.

Newlyn Way in Port Solent offers one of the most quietly desirable waterside settings within the marina development- defined by its calm atmosphere, open views, and relaxed coastal lifestyle.

Port Solent is a purpose-built marina community on the north side of Portsmouth, designed to blend waterfront living with everyday convenience. At its core is a large, modern marina connected to the Solent, making it especially popular with boating enthusiasts. Many homes, including this one, have private moorings, and the whole development is centred around the idea of easy access to the water.

The Boardwalk area forms a social hub, lined with restaurants, cafés, and bars, alongside a cinema and leisure facilities. It has a relaxed, almost holiday-like feel, particularly in the warmer months when people gather along the waterfront.

In terms of location, it's very well connected. The A27 and M27 are just minutes away, giving straightforward road links towards Southampton, Chichester, and beyond. You're also a short drive from central Portsmouth, with its historic dockyard, shopping at Gunwharf Quays, and ferry links to the Isle of Wight and Europe.

ROOM MEASUREMENTS

Entrance Hall - 3.31m x 2.25m (10' 10" x 7' 4")
Bedroom 4/Study - 3.28m x 1.68m (10' 9" x 5' 6")
Ground Floor Shower Room - 1.44m x 2.29m (4' 8" x 7' 6")
Kitchen/Breakfast Room - 3.55m x 4.66m (11' 7" x 15' 3")
First Floor Landing - 3.05m x 2.88m (10' 0" x 9' 5")
Lounge - 3.67m x 4.69m (12' 0" x 15' 4")
Balcony - 4.54m x 1.58m (14' 10" x 5' 2")
Bedroom Two- 2.77m x 2.73m (9' 1" x 8' 11")
Bedroom Three - 3.48m x 1.84m (11' 5" x 6' 0")
Bathroom - 1.70m x 1.43m (5' 6" x 4' 8")
Second Floor
Main Bedroom - 7.47m x 3.86m to max (24' 6" x 12' 7")
Ensuite - 1.78m x 2.03m (5' 9" x 6' 7")
Rear Garden - 3.18m x 4.73m (10' 5" x 15' 6")
11 Metre Mooring - T30 Max length 11.3m, max beam 4.225m



DRIVEWAY AND CARPORT

You approach the property from Newlyn Way and you are met with off road parking in a quiet cul-de-sac location, with visitor parking close to the property. There is the addition of an enclosed, secure carport to the front of the property with storage cupboards, water and electricity. Ornate lockable wrought iron gates offer additional secure storage space.

HALLWAY

Through the front door into the hallway, you will find doors to the Kitchen/Dining Area, Utility Room, Bedroom 4/Study, Storage Cupboard and stairs to the 1st floor. There are light grey tiles the floor with neutral decor throughout.

BEDROOM 4/STUDY

With a double glazed window facing the front aspect of the property bedroom 4, currently used as a study, is a good sized single room with light grey tiles to floor, and light decor.

KITCHEN/DINING AREA

This well equipped kitchen/Dining area leads on from the hallway and has the added benefit of a breakfast bar. There is an extensive range of light grey wall and floor units with contrasting work top, tiled splashback along with light grey tiled flooring.

The range of fitted appliances consist of:

Bosch Stainless Steel Double Oven and Grill

Bosch Microwave

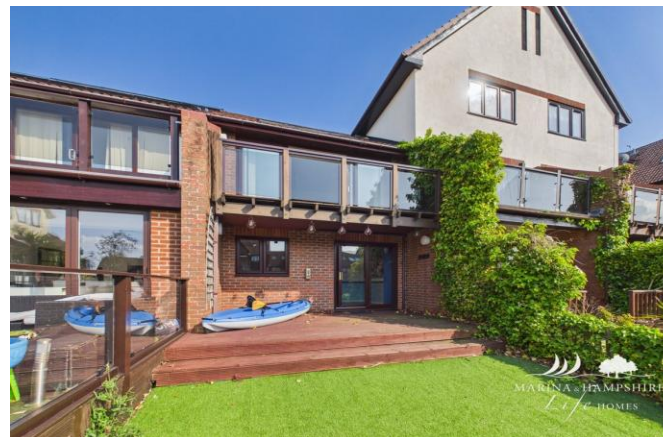
Bosch Ceramic Hob with extractor and stainless steel splash back

Full Height, built in Fridge Freezer

Double glazed window and patio doors overlook the marina waterside garden and mooring.

GARDEN

The west facing garden overlooks the marina and enjoys sunshine during the afternoon and evening. There is a decked area adjacent to the patio doors stepping down to a patio area that leads to the marina. **11 METRE MOORING AT END OF GARDEN** -T30
Max length 11.30m, max beam 4.225m



UTILITY ROOM/CLOAKROOM

With fully tiled walls and light grey tiled flooring this room is fitted with low level WC, basin with vanity unit underneath, shaving point, wall cupboard

STAIRS TO 1ST FLOOR LANDING.

From the open plan 1st floor landing you will find the Living Room, family bathroom and Bedrooms 2 & 3.

LIVING ROOM

Off the landing you will find this good-sized living room with full width double glazed patio doors to the balcony.

Through the Patio Doors you will find the warm, sunny west facing balcony with southwest views overlooking the main marina fairway, the residential berth and beyond.

SUNNY WEST FACING BALCONY

Patio doors lead onto the balcony which stretches across the full width of the property with west views of the quiet marina cul-de-sac and garden and impressive views across the main marina towards the lock and beyond.

The balcony has solid decked flooring and an Air Conditioning unit supplying the main bedroom.

BEDROOM 2

Bedroom 2 overlooks the front aspect through the double-glazed window. This double room has light grey double-glazed decor to walls and ceilings, and a built-in double mirror door wardrobe.

BEDROOM 3

With a double-glazed window to the front aspect, bedroom 3 is a good-sized single with built in mirror wardrobe

FAMILY BATHROOM

Fully tiled bathroom with a white suite comprising of a bath with shower over, a sink with vanity unit below, mirror over, and a low-level WC. Electric wall mounted towel warmer, ceiling lighting and extractor and an airing cupboard incorporating the hot water tank.

STAIRS TO SECOND FLOOR

From the open plan 1st floor landing you take the door and stairs to the main bedroom.

MAIN BEDROOM

This spacious dual aspect bedroom is the main feature of this property. There are numerous built-in cupboards and Velux windows for the light, warmth and marina views. Stay cool in the summer months with the air conditioning in this room which also provides heat in the winter.

MASTER BEDROOM EN-SUITE

Fully tiled walls and a wide Velux window make this a light, bright yet private en-suite. With a white suite comprising of a SPA bath with shower over with a low-level WC and sink both built into a vanity unit, heated towel rail, shelf and a mirror.

MATERIAL INFORMATION

- *Asking Price – £575,000
- * Tenure – Freehold for House
- * Leasehold for Mooring
- * Length of Lease on Mooring (years remaining) – 112 Years
- * Annual Estate Management Charge (£) 1064.86 for house (reviewed February, yearly)
- * Annual mooring service charge amount (£) 455.47
- * Mooring Service Charge Review Period – February Annually
- * Council Tax Band - E - Portsmouth City Council
- * Property Construction – Brick and Timber Frame
- * Electricity Supply – Mains Electric
- * Water and Sewerage – Mains
- * Heating – Electric under floor and ceiling heating panels
- * Broadband – Fibre to property
- * Mobile Signal – ADSL Fibre Checker (openreach.com)
- * Parking – Carport and Driveway
- * Restrictions – Subject to Management company restrictions
- * Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service
- * Accessibility- On Three Levels







Approximate total area^m

1305 ft²
121.4 m²

Balconies and terraces

249 ft²
23.2 m²

Reduced headroom

95 ft²
8.8 m²

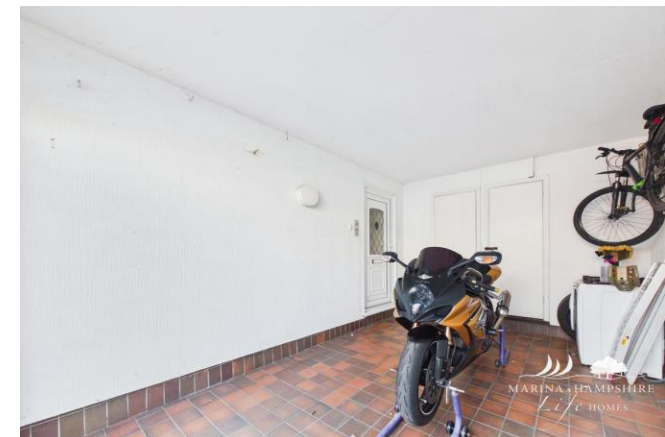
(1) Excluding balconies and terraces

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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