

Tintagel Way, Port Solent.

Portsmouth, PO6 4SS

Asking Price Of

£599,995

Two private moorings directly to the rear garden and two separate garages accompany this spacious marina townhouse offering a south-facing garden, three bedrooms, two en-suites, utility room and study/fourth bedroom. Situated in sought-after Port Solent and offered with no forward chain.



Property Features

- TWO 11 METRE MOORINGS TO THE REAR GARDEN
- SOUTH FACING GARDEN
- TWO SEPARATE GARAGES
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- STUDY/BEDROOM FOUR
- GAS CENTRAL HEATING
- CLOSE TO BARS AND RESTAURANTS
- END OF CHAIN
- VIEWING ADVISED

OVERVIEW

Port Solent is one of the South Coast's most desirable waterfront destinations, combining luxury marina living with a vibrant leisure and dining environment. Built around a prestigious deep-water marina, the development offers a unique lifestyle centred on boating, waterside walks and relaxed coastal living, all within easy reach of Portsmouth city centre.

At the heart of the community is the award-winning marina, managed by Premier Marinas offering a protected locked basin with 24-hour access to Portsmouth Harbour and direct cruising routes to the Solent and the Isle of Wight.

The popular Boardwalk waterfront area provides an excellent range of bars, cafés, restaurants and leisure facilities, creating a lively yet relaxed atmosphere throughout the year. Residents and visitors can enjoy waterside dining, independent shops, and entertainment including the on-site ODEON Port Solent cinema and nearby health and fitness facilities.

Port Solent is exceptionally well connected for commuters and travellers alike. The development sits just moments from the M27, A27, M275 and A3(M), providing straightforward road access to London, Chichester, Southampton and the wider South Coast. Nearby Cosham and Portchester railway stations offer regular rail services to Portsmouth, London Waterloo, Southampton and Brighton, while Portsmouth International Port and ferry links to Europe are also within easy reach.

The area is also ideally positioned for everyday convenience, with supermarkets, retail parks, gyms, healthcare facilities and excellent schools all close by. Portsmouth's historic waterfront, Gunwharf Quays shopping outlet, Southsea seafront and numerous sailing clubs are only a short drive away, making Port Solent a perfect blend of marina lifestyle, modern convenience and coastal living.

PROPERTY DESCRIPTION

Set within the prestigious marina community of Port Solent, this exceptional waterfront townhouse offers an enviable lifestyle opportunity, perfectly combining luxury coastal living with the practicality and convenience sought by boating enthusiasts. Beautifully presented throughout, the property benefits from two adjacent private moorings directly accessible from the south-facing rear garden, together with two separate garages.

Occupying a peaceful position at the end of a quiet cul-de-sac on the sought-after eastern side of the marina, the home is surrounded by mature planting and established gardens, creating a wonderful sense of privacy and tranquillity. Stylish contemporary interiors and thoughtfully designed living spaces enhance the light-filled accommodation throughout.

At the heart of the home is a spacious kitchen and dining area, beautifully appointed with quality cabinetry, integrated appliances and sleek finishes. Opening directly onto a sunny patio and landscaped south-facing garden, this impressive space is ideal for entertaining, outdoor dining or simply relaxing beside the marina.



A standout feature is the direct rear access onto the marina, where the two private 11-metre moorings are positioned side-by-side immediately beyond the garden gate, offering exceptional convenience for boating enthusiasts with effortless access to Portsmouth Harbour, the Solent and the Isle of Wight.

Arranged over three floors, the accommodation offers both flexibility and generous living space. The ground floor includes a versatile study or optional fourth bedroom and separate utility room. The first floor features a bright south-facing lounge with balcony overlooking the marina, together with a generous guest bedroom with en-suite access. The upper floor hosts the impressive main bedroom suite with marina views and private en-suite, alongside an additional well-proportioned bedroom.

Finished with quality woodwork, stylish flooring, contemporary bathrooms and modern touches throughout, this superb marina home presents a rare opportunity to enjoy waterside living in one of the South Coast's most desirable marina developments

ROOM MEASUREMENTS

HALLWAY - 15' 4" x 6' 0" (4.67m x 1.83m)

STUDY/BEDROOM FOUR - 8' 10" x 8' 0" (2.69m x 2.44m)

UTILITY - 8' 0" x 4' 5" (2.44m x 1.35m)

KITCHEN/DINING ROOM - 19' 2" x 14' 6" (5.84m x 4.42m)

LIVING ROOM - 15' 5" x 14' 7" (4.7m x 4.44m)

BALCONY

BEDROOM TWO - 12' 4" x 10' 7" (3.76m x 3.23m)

EN SUITE - 7' 10" x 6' 6" (2.39m x 1.98m)

LANDING

MAIN BEDROOM - 12' 5" x 11' 6" (3.78m x 3.51m)

EN SUITE - 7' 9" x 5' 0" (2.36m x 1.52m)

BEDROOM THREE - 11' 2" x 8' 7" (3.4m x 2.62m)

GARAGES 125 & 126



MATERIAL INFORMATION

- Price (£) - 599,995
- Tenure – Freehold for House, Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 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 (England, Wales and Scotland) - Band G
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- On Road Parking and Two Seperate Garages
- 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 - Accommodation over 3 floors with stairs

Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

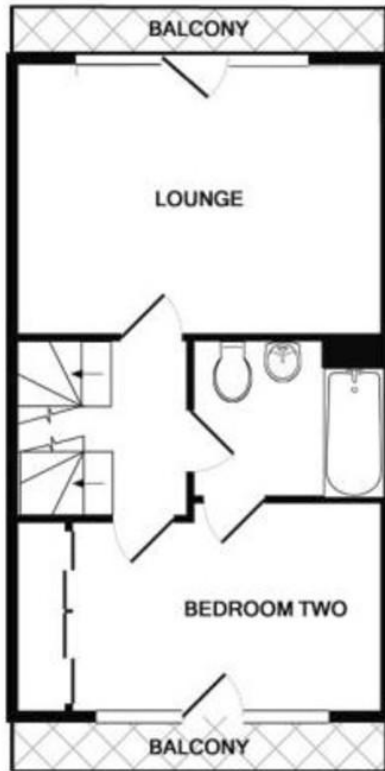
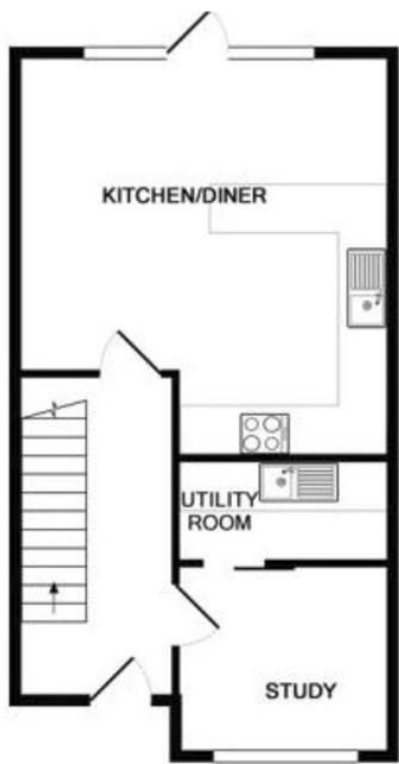
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

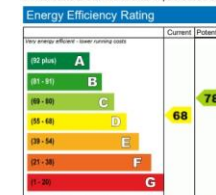
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.





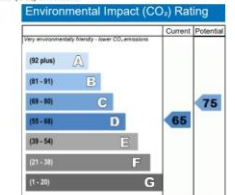


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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

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