

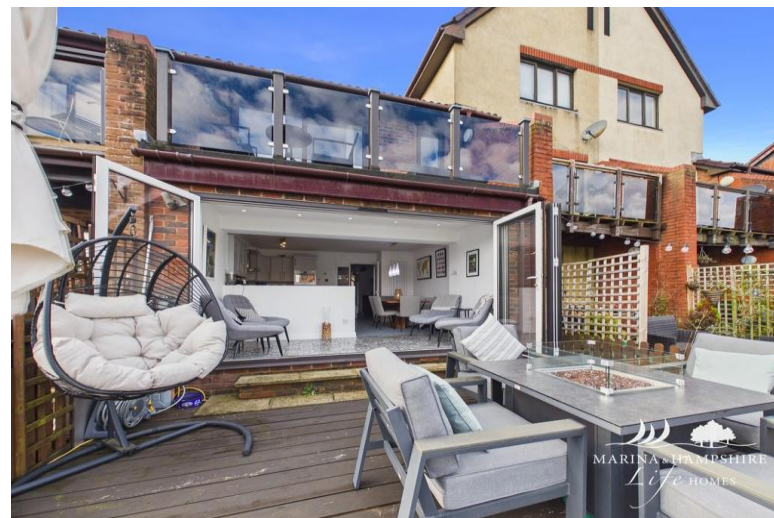
Newlyn Way

Port Solent, Portsmouth, PO6 4TL

Asking Price Of

£625,000

Beautifully presented three bedroom marina side home with car port, driveway parking and an 11 metre mooring at the end of the garden. Situated in the popular Newlyn Way, Port Solent it is located close to the bars and restaurants at The Boardwalk as well as offering easy access to the M27 and A3 motorways. Call today to arrange your viewing!



Property Features

- Beautifully Presented Throughout
- Three Bedrooms
- Three Bathrooms
- Extended Kitchen/Breakfast Room
- 11 Metre Mooring to Rear of Garden
- Balcony with Marina Views
- Car Port with Secure Gates
- Neutral Decor and Flooring

OVERVIEW

This delightful three bedroom townhouse with car port and 11 metre mooring is situated in Newlyn Way at Port Solent. Set in a prime waterside position, this beautifully presented home enjoys uninterrupted marina views and the benefit of a private 11-metre mooring, making it ideal for boating enthusiasts and waterfront living.

Port Solent blends marina life with leisure, dining, shopping and community living. The Boardwalk Shopping Centre provides a lively waterfront precinct with cafes, eateries and bars overlooking the marina. There is also an Odeon cinema for films and events, a David Lloyd leisure club with gym, pool and wellness facilities, as well as regular markets, family events and seasonal entertainment throughout the year.

Situated just off the M27/M275 corridor, Port Solent is easy to reach by car from Portsmouth, Fareham and beyond, with free on-site parking for visitors.

ROOM MEASUREMENTS

HALLWAY - 10' 9" x 5' 6" (3.28m x 1.68m)
BEDROOM THREE - 10' 9" x 5' 6" (3.28m x 1.68m)
KITCHEN/DINER/FAMILY - 17' 9" x 15' 3" (5.41m x 4.65m)
SHOWER ROOM - 4' 7" x 7' 6" (1.4m x 2.29m)
TERRACE - 15' 1" x 16' 1" (4.6m x 4.9m)
1ST FLOOR LANDING - 8' 11" x 10' 3" (2.72m x 3.12m)
BEDROOM TWO - 12' 5" x 15' 3" (3.78m x 4.65m)
BATHROOM - 7' 9" x 4' 8" (2.36m x 1.42m)
LIVING ROOM - 12' 0" x 15' 4" (3.66m x 4.67m)
BALCONY - 6' 3" x 15' 6" (1.91m x 4.72m)
2ND FLR LANDING AREA - 11' 4" x 8' 4" (3.45m x 2.54m)
MAIN BEDROOM - 12' 7" x 13' 4" (3.84m x 4.06m)
EN SUITE - 7' 7" x 6' 6" (2.31m x 1.98m)
CAR PORT
11 METRE MOORING

PROPERTY DESCRIPTION

This three bedroom townhouse has the accommodation arranged over 3 floors. Upon entering the property you come into the hallway where you will find stairs to the first floor and doors leading to Bedroom 3, the ground floor shower room and the open plan kitchen/dining/living room.

The house has been extended to the kitchen to provide a great space for entertaining with family and friends and there is a large bi fold door that opens onto the rear garden and marina beyond.

The kitchen is fitted with a range of wall and floor cupboards and comes with built in appliances to include Bosch double oven, electric ceramic hob, under counter fridge, freezer and dishwasher. There is a dining area for your table and chairs as well an area for sofa and TV.



On the first floor you will find the lounge with double glazed patio door leading out onto the balcony, which offer amazing views across the marina. This room is finished in neutral decor with recently fitted laminate flooring. Bedroom Two is situated to the front aspect and is a good size double with built in wardrobe. The current owners use this room as a work from home office. The family bathroom is fitted with white sanitary ware to include bath, WC and wash hand basin.

On the top floor to one side of the staircase there is an open plan area that could be used as an office space or exercise area. The main double bedroom has double glazed velux windows and built in wardrobes to either side. The recently fitted ensuite shower room has a large curved shower cubicle, wall hung wash hand basin with vanity unit under and WC.

To the rear garden, newly installed decking creates the perfect space for relaxing or entertaining while taking in the ever-changing marina outlook. At the end of the garden there is an 11 metre mooring.

The car port offers useful additional storage space or parking for your car. There is an internal storage cupboard, wall lights and electric car charging point.

The current owners have carried out extensive upgrades throughout, blending modern comfort with a light, contemporary finish. Almost all windows have been replaced (excluding the top floor), flooding the home with natural light and enhancing energy efficiency. Fresh décor runs throughout with new laminate flooring to the first and second floors, complimented by smart radiators, a new fuse box, new hot water tank and an electric car charging point for future-ready living.



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Thoughtfully improved and immaculately maintained, this is a waterside home offering both lifestyle and practicality in equal measure.

MATERIAL INFORMATION

- Price (£) - £625,000
- Tenure – Freehold for House
- Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1064.84 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 F
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Modern Electric Radiators and Ceiling Heating Panels
- Broadband - Fibre available
- Parking- Car Port and Driveway parking
- 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 arranged over 3 floors

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.



