

Bryher Island

Port Solent, Hampshire, PO6 4UE

Asking Price Of

£625,000

Contemporary 3 bedroom marina townhouse with a private 11 metre mooring at the foot of the garden. Tastefully extended ground floor, new modern kitchen/dining room, recently re-fitted bathrooms. This is truly a lifestyle property and a credit to its current owners. A viewing is highly recommended.



Property Features

- Modern Extended Marina Side Property
- 2 Double Bedrooms both with En-Suite
- 3rd Bedroom/Study
- Driveway Parking for 2 Cars
- Carport with Large Lockable Storage
- Solar Panels with Storage Battery
- Private 11 Metre Mooring at the foot of the Garden
- Balcony to Living Room with Fantastic Views
- Extended Open Plan Kitchen/Dining Room

PROPERTY OVERVIEW

This stunning three bedroom waterside property has been upgraded throughout to provide a beautiful home with an 11 metre mooring situated at the end of your garden and driveway parking for 2 cars.

Occupying one of the most desirable positions within Port Solent, Bryher Island is an exclusive waterside residential area renowned for its marina lifestyle, attractive coastal setting and direct access to the sailing waters of The Solent. Situated within the prestigious Port Solent Marina development, the island offers a unique blend of tranquillity, security and convenience, making it one of Portsmouth's most sought-after residential addresses.

Residents enjoy a picturesque environment centred around the marina, where waterfront homes, private moorings and pedestrian-friendly walkways, with the ever-changing backdrop of sailing yachts and coastal activity adding to the appeal.

Despite its peaceful setting, Bryher Island is just moments from Port Solent's vibrant leisure amenities, including waterside restaurants and bars, a cinema and David Lloyd health club, all arranged around the popular Boardwalk promenade. Excellent road connections via the M27 and A27 provide convenient access to Portsmouth, Southampton, Chichester and London, while nearby rail links offer straightforward commuter connections.

Combining the charm of a private marina community with the convenience of modern amenities, Bryher Island presents a rare opportunity to enjoy an exceptional waterfront lifestyle on England's South Coast.

ROOM MEASUREMENTS

- Carport/Storage Area - 1.87m x 4.76m (6' 1" x 15' 7")
- Ground Floor Bed 3/Office - 1.76m x 3.23m (5' 9" x 10' 7")
- Entrance Hall
- Kitchen/Family Room - 4.69m x 5.11m (15' 4" x 16' 9"), plus entrance and stairwell
- Ground Floor Cloakroom - 2.22m x 1.07m (7' 3" x 3' 6")
- First Floor Landing - 0.82m x 1.96m (2' 8" x 6' 5")
- Bedroom - 4.04m x 3.74m to wardrobes (13' 3" x 12' 3")
- Ensuite - 1.69m x 2.48m (5' 6" x 8' 1")
- Living Room - 4.70m x 4.55m (15' 4" x 14' 11")
- Balcony - 5.02m x 1.57m (16' 5" x 5' 1")
- Second Floor Landing - 0.89m x 0.92m (2' 11" x 3' 0")
- Storage/Loft Area - 4.64m x 1.96m (15' 2" x 6' 5")
- Bedroom - 4.69m x 3.16m (15' 4" x 10' 4")
- Ensuite - 1.50m x 1.77m (4' 11" x 5' 9")
- Rear Terrace/Garden - 5.02m x 2.99 (16' 5" x 9' 9")
- 11Metre Mooring
- Driveway parking for 2 cars



PROPERTY DESCRIPTION

This beautifully presented marina home offers versatile accommodation arranged over three floors and benefits from a number of recent upgrades throughout to include solar panels.

The property is approached via the driveway which offers parking for 2 cars. The recently enhanced secure car port, features secure, lockable gates with privacy glass panels. Within the car port are several useful lockable storage cupboards and a fully tiled floor, providing excellent practical storage.

Upon entering the property, you are welcomed into a superb open-plan kitchen/family room, creating the perfect space for both everyday living and entertaining. The contemporary kitchen is fitted with an attractive range of grey shaker-style units complemented by solid white worktops and a comprehensive selection of integrated appliances, including an oven, microwave, dishwasher and fridge/freezer, together with a range-style cooker. There is a large breakfast bar/dining area complete with chairs for you and your guests to enjoy dining and Bose speakers fitted in the ceiling. Full-width sliding patio doors span the rear elevation, flooding the room with natural light and opening directly onto the garden terrace. Beyond, the private 11-metre mooring is conveniently positioned at the end of the garden, offering direct access to the marina.

Also located on the ground floor is a cloakroom with plumbing and space for a washing machine and a single bedroom to the front aspect which is currently used as an office.



The first floor features a bright and spacious living room, enjoying delightful marina views through sliding patio doors that open onto the recently upgraded balcony – an ideal spot to relax and watch the activity on the water. A well-proportioned double bedroom with built-in wardrobes is also situated on this floor, together with a recently refitted, fully tiled shower room.

Occupying the top floor is a further generous double bedroom, complete with built-in wardrobes, a Velux window and an en-suite shower room. Across the landing, a substantial storage cupboard houses the upgraded hot water tank whilst providing ample additional storage space.

The combination of stylish accommodation, private mooring, marina views and excellent storage makes this an exceptional opportunity to acquire a waterside home in one of Port Solent's most sought-after locations.

MATERIAL INFORMATION

- Price (£) - £625,000
- 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 (England, Wales and Scotland) - Band G
- 100% of the ownership of the property being sold
- Mains Water Supply

- Mains Electricity
- Heating - Electric - Partial Underfloor, wall heaters and programmable 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 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.







Floor 0



Floor 1



Floor 2



Approximate total area^m

1379 ft²
128.1 m²

Balconies and terraces

338 ft²
31.4 m²

Reduced headroom

80 ft²
7.5 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		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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