



**Kelsey Head, Port Solent**

Portsmouth, Hampshire, PO6 4TA

**Unfurnished 3 bedroom Townhouse**

RENT

**£1,600 pcm**

# Property Features

- Townhouse in quiet Location
- 3 Bedrooms - 1 En-suite
- Downstairs Cloakroom
- Family Bathroom with bath and separate shower
- Kitchen/Dining Area
- Lounge with patio doors to Balcony
- Driveway/Carport Private Parking for 2 cars
- Close to the Bars, Shops, Cinema, Gym and Restaurants of The Boardwalk

## Full Description

### OUTSIDE

This fantastic marina home is located in Port Solent, the South Coast's Premier Marina complex, and is situated in Kelsey Head, a quiet location, in the heart of the marina development.

The front of the property is well tended by the maintenance company. The garden has a laid patio directly outside the dining area with a Grass lawn to the remainder, ideal for those BBQs in the summer evenings.

The property has a driveway parking space for 2 cars on the property.

For the keen yachtsman, the marina basin is only a few minutes walk from the property and has many moorings available for rent. Accessed via a 24/7 manned lock, the marina provides safety and security for both yachtsman and vessel.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the city.

### DRIVEWAY

21' 10" x 11' 11" (6.66m x 3.64m) Brick Paved Drive with mature planted boarder to the left, and outside light. (all front external gardening and maintenance is carried out by contractors)

### CARPORT

16' 1" x 12' 1" (4.92m x 3.69m) Covered entrance way leading to the front door. Tiled floor, light decor, security entry phone, door bell, light, storage cupboard, water and front door leading to:

### ENTRANCE HALL

6' 7" x 4' 2" (2.02m x 1.29m) Through the front you are met with an entrance hall which is decorated throughout in light decor. There are doors to the cloakroom and kitchen/diner as well as the stairs to the first floor.



## CLOAKROOM

7' 4" x 3' 3" (2.25m x 1.01m) Tiled flooring, light decor to walls and ceiling and a suite comprising of a low level WC, wall mounted sink, ceiling lighting, space for washing machine.

## KITCHEN/DINING ROOM

14' 11" x 12' 0" (4.55m x 3.68m) Through the door from the hall you will find the large, kitchen/dining room with patio doors leading to the enclosed garden.

The kitchen has been decorated in light decor with light wood effect flooring underfoot.

The kitchen has a comprehensive collection of light grey fitted floor and wall units with matching work surface over. The key design of this kitchen allows for a separate dining table and chairs, making this an ideal social area for families or guests.

## APPLIANCES

Electric oven and grill

Ceramic hob with Extractor hood

Built in dishwasher

Under counter built in Fridge and Freezer

Sink with mixer tap

In addition the kitchen benefits from ceiling lighting, under floor heating and TV/telephone points.

## REAR GARDEN

The garden has a laid to patio with flower borders, and a summer house/storage at the foot of the garden. An ideal garden for those BBQs in the summer evenings.

## FIRST FLOOR

### BEDROOM 2

12' 0" x 11' 6" (3.68m x 3.53m) A generous double bedroom with a double built in wardrobe, carpet underfoot and light decor to walls and ceiling. There is ceiling lighting and heating with a double window and blinds to the rear aspect overlooking the rear garden.

### LIVING ROOM

62' 4" x 39' 8" (19.0m x 12.1m) This is a good sized room with light decor to walls and ceiling, light carpet underfoot and patio doors to the balcony with great marina views. Ceiling lighting, heating, TV/telephone points, and intercom.

### BALCONY

Overlooking the front of this property the balcony enjoys a sunny aspect. Constructed of wood slatted flooring and smoke glass panels, there is an outside light and marina views.



## SECOND FLOOR

### BEDROOM 1

18' 11" x 12' 0" (5.79m x 3.68m) Overlooking the front aspect. This main bedroom benefits from plenty of wardrobe space, light decor to walls and ceiling with light carpet underfoot, ceiling light and heating. Light streams in via the large window. Linked to the master bedroom is the en-suite shower room. This is a decent sized master bedroom. TV aerial point, ceiling heating control.

### BEDROOM 1 ENSUITE

The main bedroom ensuite is of modern bright feel. The room has a white suite comprising of a low level WC, walk in double shower cubicle and a built in hand basin. The room is finished with fully tiled walls, ceiling downlighters, heated towel rail, and toilet roll holder.

### BEDROOM 3

11' 8" x 6' 7" (3.56m x 2.02m) Bedroom three overlooks the rear of the property and has a bright and airy feel complete with blinds. The walls and ceiling are painted in light decor with light carpet underfoot, ceiling lighting and heating and the additional benefit of a built in wardrobe.

### BATHROOM

11' 8" x 5' 0" (3.56m x 1.54m) Fully tiled with light flooring underfoot, opaque window letting in light and fresh air to the bathroom. Suite comprising of bath with shower attachment over, low level WC, separate shower cubicle and sink with pedestal. Ceiling lighting and heating, shaver point and a heated towel rail complete this room.

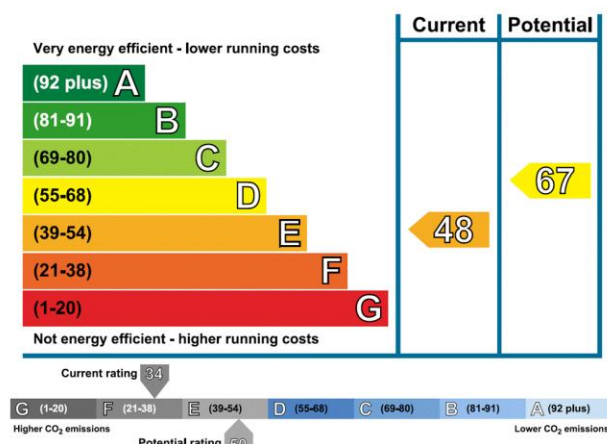
## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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.



## MATERIAL INFORMATION

- \*Rental Price – £1600
- \*Holding Deposit – One Weeks Rent (£) 369.00
- \*Security Deposit – Five Weeks Rent (£) 1846.00
- \*Length of Tenancy – 12 Months
- \*Council Tax Band - F - Portsmouth City Council
- \*Property Construction – Timber Framed
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Electric
- \*Broadband – Fibre Available
- \*Mobile Signal – ADSL Fibre Checker (openreach.com)
- \*Parking – Private Driveway
- \*Restrictions – Subject to management company restrictions
- \*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- \*Accessibility - Single step into ground floor entry - accommodation over 3 floors with stair access.



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