



Bryher Island, Port Solent,
Portsmouth, Hampshire, PO6 4UF

South Facing 3 Bedroom Townhouse with Mooring

Asking Price Of
£850,000

Property Features

- Stunning South Bryher Island Property
- High Specification
- New Kitchen and Bathrooms throughout
- 3 Double Bedrooms
- All Bedrooms are Ensuite
- Utility Room
- 11 Metre Mooring
- Neutral Décor and Carpets Throughout
- No Forward Chain
- Uninterrupted Marina Views

Full Description

GENERAL DESCRIPTION

Located in the heart of Port Solent, this property's garden faces south, and therefore has the benefit of sunshine throughout the day. The garden is laid to modern composite decking over 2 levels, offering a modern, low maintenance option. At the bottom of the garden there is direct access to the private 11 metre mooring located on the main marina fairway. For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a unique marina environment. Port Solent is only a 30 minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep.

This property has been completed updated throughout by the present owners and has new kitchen, bathrooms, Megaflo hot water system, décor and flooring and viewing is essential to appreciate all this amazing home has to offer.

CAR PORT

At the front of the property is the private driveway laid to feature brick. You will find a border comprising of, shingle and shrubs to the side (Managed by external contractors) and an outside lighting. The property has had a partial car port conversion to incorporate a good size utility room.

ENTRANCE HALL

12' 1" x 5' 8" (3.69m x 1.74m) Spacious entrance hall with white and grey marble effect porcelain tiled flooring with underfloor heating. Inset spotlights to ceiling. Doors to utility room and through to inner hallway. Neutral décor.



UTILITY ROOM

6' 0" x 8' 7" (1.83m x 2.63m) Useful spacious utility room with grey shaker style units, stainless steel inset sink unit with mixer tap and co-ordinated worktops. White/grey marble effect porcelain tiles and space for washing machine.

CLOAKROOM

2' 11" x 7' 3" (0.9m x 2.23m) Fitted with modern white sanitary ware with wall hung wash hand basin, WC with concealed cistern and inset chrome push button flush. White/grey marble effect porcelain tiled flooring, under floor heating.

KITCHEN/BREAKFAST ROOM

12' 1" x 16' 6" (3.69m x 5.03m) Beautiful, grey shaker style kitchen with quartz worktops with inset square one and a half bowl stainless steel sink unit. Built in appliances to include induction hob with extractor over, double oven, microwave, dishwasher, and fridge/freezer. White and grey marble effect porcelain tiled floor with underfloor heating, inset spotlights and under cupboard lighting. Dining area with sliding patio doors leading to rear garden and mooring.

REAR GARDEN

With a very much sought after South facing rear garden, the property enjoys sunshine throughout all the day and offers uninterrupted views across Port Solent marina. The garden has been recently refurbished with composite decking to the whole of the rear. Outside water tap and power for mooring. Outside lighting.

MOORING

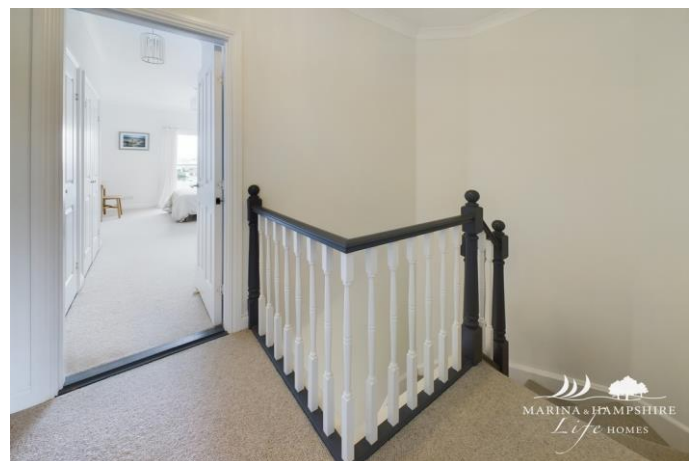
11 metre mooring no R8
Max length 11m, maximum beam 3.225 m

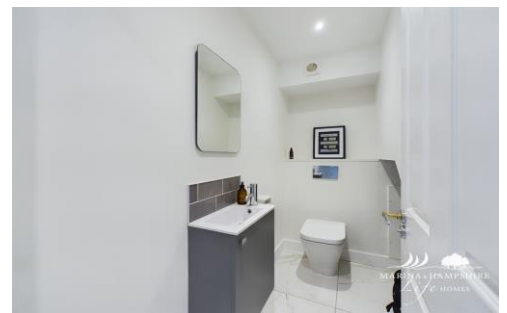
LANDING

With neutral décor and carpet. Doors to bedroom 3 and lounge and stairs to second floor.

LOUNGE

19' 11" x 12' 0" (6.08m x 3.68m) Lovely light and airy spacious lounge with light oak wood effect flooring and neutral décor, and sliding double glazed patio doors onto balcony. Pendant light fitting. Ceiling heating panels.





BALCONY

Panoramic and uninterrupted views across the main marina fairway make this private Balcony the perfect place to sit and relax and watch the hustle and bustle of marina life. Outside lighting allows you to maximise those summer evenings.

BEDROOM THREE

12' 5" x 11' 10" (3.8m x 3.63m) Double bedroom with double glazed window to front aspect of property. Light oak wood effect flooring. Pendant light fitting and ceiling heating panels.

ENSUITE

5' 6" x 5' 8" (1.69m x 1.74m) Newly fitted modern ensuite bathroom fitted with white suite to include wall hung wash hand basin over grey vanity unit, corner shower with rain shower head and additional hand held shower, modern white WC with push button flush. Fully tiled white/grey marble effect porcelain wall and floor tiles. Heated towel rail. Double glazed window and inset spotlights to ceiling.

LANDING

With neutral carpet and décor, storage cupboard and further cupboard housing Megaflow hot water tank. Loft access hatch and doors to bedrooms one and two.

BEDROOM TWO

12' 5" x 9' 11" (3.81m x 3.04m) Double bedroom to front aspect with light oak wood effect flooring and neutral décor. Built in double wardrobe with white panelled doors. Neutral décor and pendant light fitting. Ceiling heating panels.

ENSUITE

7' 1" x 4' 11" (2.17m x 1.5m) Newly fitted modern ensuite bathroom fitted with white suite to include wall hung wash hand basin over grey vanity unit, corner shower with rain shower head and additional hand held shower, modern white WC with push button flush. Fully tiled white/grey marble effect porcelain wall and floor tiles. Heated towel rail. Inset spotlights to ceiling.

MAIN BEDROOM

15' 7" x 12' 0" (4.77m x 3.68m) Stunning large main bedroom with French doors leading to Juliet balcony offering stunning South facing marina views. Two built in double wardrobes with white panelled doors. Light oak wood effect flooring, pendant light fitting and ceiling heating panels.



ENSUITE

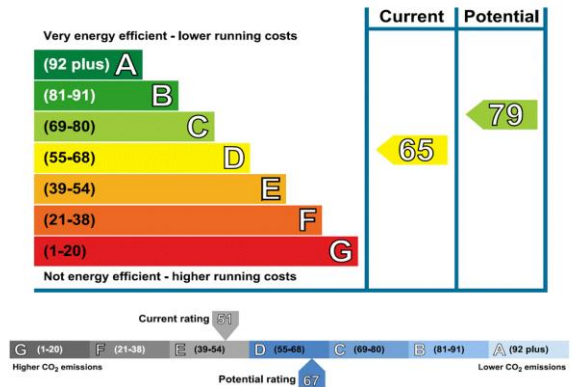
6' 6" x 3' 9" (2m x 1.16m) Newly fitted modern ensuite bathroom fitted with white suite to include inset wash hand basin over grey vanity unit, large rectangular shower tray with rain shower head and additional hand held shower, WC with concealed cistern and push button flush. Fully tiled white/grey marble effect porcelain wall and floor tiles. Heated towel rail. Inset spotlights to ceiling. Wall mirror with built in LED light.



GENERAL INFORMATION

Council Tax Band G - £3137.00
 Portsmouth City Council
 Property - Freehold
 Mooring - Leasehold - 115 years left to run
 POSOL Annual Management Charge - £1036
 Mooring Service Charge - £382

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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