



## Victory House

Port Solent, Portsmouth, PO6 4UG

Offers in Excess of:

**£300,000**

2 bedroom 1st Floor Marina Facing Apartment for sale in the popular Lock Approach Development, with a large balcony offering fabulous views of Port Solent Marina, and just a short walk to the bars, restaurants, cinema and gym situated at the Boardwalk.



# Property Features

- Two Double Bedrooms
- Separate Dining Area
- Balcony with Marina Views
- 2 Parking Spaces
- Modern Throughout
- Close to Bars and Restaurants
- Large Lounge
- Secure Communal Areas
- Main Bedroom Ensuite
- No onward chain

# Full Description

## OUTSIDE

This fantastic marina apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the highly popular and sought after Lock Approach.

You approach Victory House from Lock Approach where you will enjoy magnificent views across the Port Solent Marina and the Chalk Cliffs of Portsdown.

The Lock Approach Development has security at the heart of its design with entrance either via the shuttered undercroft parking or the communal entrance way.

Once inside you have the choice of the lift or stairs to take you to the first floor, where you will find the generously proportioned communal area serving just four apartments.

The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtsman and vessel, moorings are always available for rent should the world of boating be your interest.

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.

## HALLWAY

10' 5" x 6' 3" (3.19m x 1.91m) From the first-floor communal landing you will find the front door to the apartment, the generous sized hallway leads you to the centre of the apartment, from where the doors to the Living/Dining Room Bedrooms, Family Bathroom and Utility Cupboard can be found.

The hallway has real wood flooring, light modern decor and ceiling lighting, chrome sockets and switches, smoke detector, and radiator.

## LIVING ROOM

13' 1" x 12' 3" (4.01m x 3.74m) From the hallway you go through the double solid wood doors into the living room which is the centre piece of this modern apartment. It benefits from real wood flooring, patio doors leading to the balcony, and is decorated in light decor with ceiling lighting, radiator with thermostats, and coving.



## BALCONY

11' 10" x 8' 7" (3.62m x 2.64m) This covered marina facing balcony overlooks magnificent views across Port Solent Marina and the chalk hills of Portsdown. Decking with stainless steel and hardwood railings and outdoor lighting

## KITCHEN 2.75m x 2.60m

9' 3" x 8' 6" (2.84m x 2.60m) The kitchen has a comprehensive range of fitted units and appliances with modern light wood units on both wall and floor with a number of feature units and shelving.

There are built in appliances to include ceramic hob with extractor over, built in electric oven and microwave. Slimline dishwasher and washer/dryer. Built in fridge/freezer.

This kitchen also offer a stainless steel sink with 1 1/2 bowl and waste disposal, light floor tiles, tiled splashbacks, plinth heater and chrome downlighters plus extractor fan.

## DINING AREA 3.00m x 2.62

9' 10" x 8' 7" (3m x 2.63m) The dining area is situated between the living room and kitchen and there is a 'step up' to this area from the lounge. The room offers wood flooring, neutral decor, central ceiling light and electric wall heater.



### MAIN BEDROOM 3.97m x 3.01m

13' 0" x 9' 10" (3.98m x 3.01m) The main double bedroom comes complete with a selection of fitted bedroom furniture. There is a 3/4 length marina facing window. Finished with light blue carpet, light decor, ceiling lighting, and radiator.

### MAIN BEDROOM EN-SUITE

6' 5" x 3' 8" (1.98m x 1.13m) Fully tiled to walls and floor, this en-suite is the perfect accompaniment to any master bedroom and white sanitary ware to include a corner shower enclosure with thermostatic shower fitted, low level WC and a wall hung wash hand basin. This room has a frameless mirror with stage lighting above, shaver socket, toilet roll holder, radiator, downlighters and an extractor fan.

### BEDROOM 2

11' 0" x 9' 10" (3.37m x 3m) Light and airy this marina facing bedroom benefits from a window with views stretching across Port Solent Marina. The double bedroom has light blue carpet and light decor and is finished with a radiator, and ceiling lighting.

### FAMILY BATHROOM

6' 5" x 6' 2" (1.97m x 1.89m) Family bathroom with a white suite comprising of a bath with shower over, low level WC, and wall mounted sink. Tiled floor and walls with a frameless mirror with stage lighting over, shaver socket, toilet roll holder along with downlighters and a radiator.

### UTILITY CUPBOARD 1

Housing the apartment's hot water system, this utility cupboard is a useful addition to an apartment.

### UTILITY/COAT CUPBOARD 2

Cupboard within the bathroom with shelves for useful storage.

### PARKING

This apartment comes with parking for two cars, one outside and one in the undercroft car park, which benefits from roller shutter entrance, access only for residents.

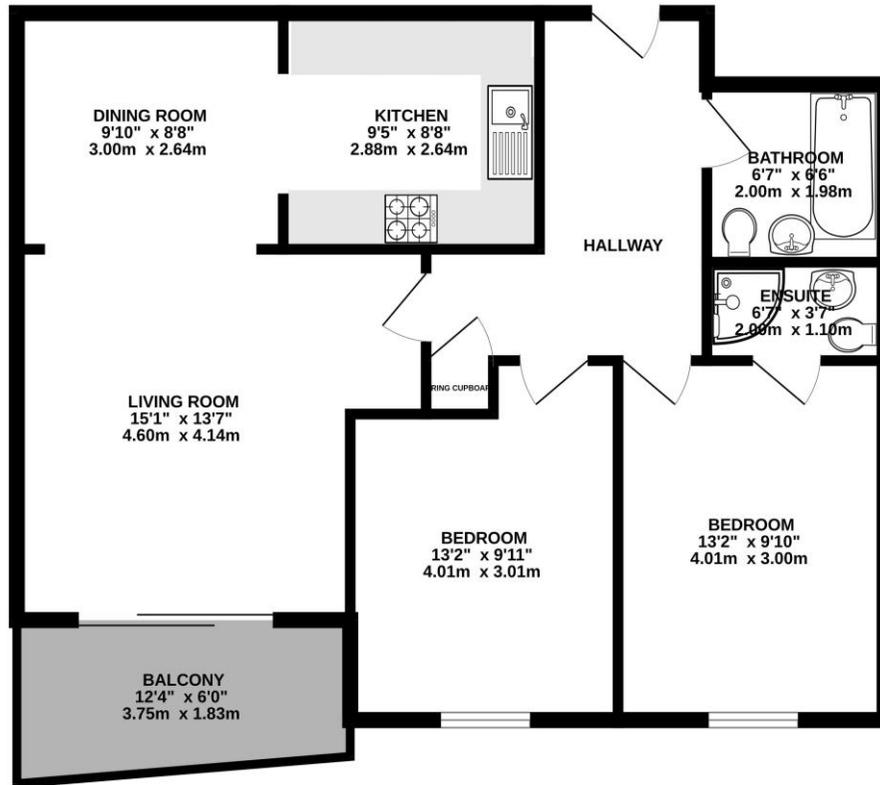
### MATERIAL INFORMATION

- Price: Offers in Excess of (£) - 300,000
- Tenure - Leasehold
- Length of lease (years remaining) – 113 Years
- Annual service charge amount (£) 3300.00
- Service Charge Review - November Annually
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated parking spaces
- Construction- Brick and Steel frame construction
- Mobile Signal/Coverage- ADSL Fibre Checker ([openreach.com](http://openreach.com))
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))





766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA - 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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