



Bryher Island, Port Solet Marina,  
Portsmouth, Hampshire, PO6 4UE

Reduced to

**£675,000**

Exciting opportunity to purchase this 3 bedroom waterfront property with mooring, located in the sought after Bryher Island. This lovely home is presented in immaculate order throughout and offers driveway parking, car port and 11 metre mooring situated at the end of the garden.



# Property Features

- Bryher Island Short Style Property
- 11 Metre Mooring at end of Garden
- Draft Architect Plans Available for Conversion
- Three Bedrooms
- Two Ensuite Bathrooms
- Kitchen/Dining Room
- Lounge with Balcony
- Marina Location
- Neutral Décor and Carpets
- Immaculate Order Throughout

## Full Description

### GENERAL

Port Solent provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments. The Boardwalk provides shopping, bars, restaurants, a multi screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail (Havant Station 15 mins away by car) and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

### PROPERTY MEASUREMENTS

CAR PORT - 16' 1" x 9' 5" (4.9 m x 2.87m)  
ENTRANCE HALL - 11' 8" x 5' 9" (3.56m x 1.75m)  
BEDROOM 3/STUDY - 10' 7" x 5' 9" (3.23m x 1.75m)  
SHOWER ROOM - 7' 4" x 4' 11" (2.24m x 1.5m)  
KITCHEN & B/FAST ROOM - 15' 4" x 11' 5" (4.67m x 3.48m)  
LIVING ROOM - 15' 4" x 14' 11" (4.67m x 4.55m)  
BALCONY - 15' 4" x 4' 8" (4.67m x 1.43m)  
BEDROOM ONE - 15' 4" x 14' 11" (4.67m x 4.55m)  
ENSUITE BATHROOM - 8' 2" x 5' 7" (2.49m x 1.7m)  
BEDROOM TWO - 15' 4" x 12' 5" (4.68m x 3.81m)  
ENSUITE SHOWER ROOM - 8' 2" x 5' 7" (2.49m x 1.71m)  
REAR GARDEN  
11 METRE MOORING - with water and electricity supply

### PROPERTY DESCRIPTION

Located in the highly sought after Bryher Island, this three bedroom home comes to the market in immaculate condition. The property offers spacious accommodation laid out over 3 floors, a pretty marina side garden and 11 metre attached mooring. The current owner has had architectural plans drafted to redesign the internal layout of the house to create a stunning open plan kitchen/living room with under balcony extension to the ground floor and converting the first floor reception room into a further double bedroom with ensuite shower room. These are available to view upon request.





Upon entering the property, you are greeted by a welcoming hallway which really sets the tone for the rest of the property. The ground floor offers bedroom 3/study with neutral colour scheme and a shower room with plumbing for a washing machine. The fully fitted kitchen and dining area are located at the rear of the property and provide a wonderful space for entertaining guests or enjoying family meals. The kitchen has integral appliances, ample worktop space and plenty of storage options. Large sliding patio doors open onto the back garden, offering seamless indoor-outdoor living during the warmer months.

Ascending to the first floor, the large living room features sliding patio doors, filling the room with natural light and leading onto the balcony, where you can relax and enjoy the marina views. Opposite the living room leads to the main double bedroom, offering a range of built in wardrobes and ensuite bathroom.

Moving upwards again, the second floor offers an additional double bedroom with built in wardrobes and an ensuite shower room. This bedroom's large velux window offers fabulous marina views. On the opposite side of the landing there is a useful storage room which houses the hot water tank and Summer ventilation system.

Descending to the ground floor and exiting the front, there is a gated car port, offering ample space to park a vehicle or use as additional storage. Beyond the car port is driveway parking for additional parking.





To the rear, the pretty East facing garden is laid to composite decking and shingle and provides the perfect place to sit and enjoy the sunshine, unwinding after a busy day reading a book or just 'watching the water'. The 11 metre attached mooring comes with water and electricity supply.

Overall, this property in Bryher Island is a charming marina side home, offering cozy, comfortable living, in a prime location within a highly desirable neighbourhood. It has the added attraction and convenience of being able to moor your boat at the end of the garden! You really do have to view this property to appreciate all it has on offer.

### **GENERAL INFORMATION**

#### **PORT SOLENT MANAGEMENT CHARGE**

House- Circa £1025.73 per year

Berth- Circa £376.36 per year

#### **COUNCIL TAX BAND**

Band G - Portsmouth City Council

Mains Water Supply

Electric Heating via Underfloor and Ceiling Heating.

Broadband - Fibre Available

### **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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	52   E	
21-38	F		
1-20	G		





Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1295.97 ft<sup>2</sup>  
120.4 m<sup>2</sup>

Reduced headroom

15.59 ft<sup>2</sup>  
1.45 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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