



Mizzen House

Lock Approach, Port Solent, PO6 4UW

Asking Price Of

£435,000

Rarely available STUNNING top floor two-bedroom apartment with two allocated parking spaces, West facing towards Portchester Castle, completely refurbished to a high specification - must be seen to fully appreciate all that is on offer. No Onward Chain.



Property Features

- Refurbished to High Specification
- Undercroft Parking for Two Cars
- Two Double Bedrooms
- West Facing Views to Portchester Castle
- New Electrics and Heating
- Double Glazing
- Stunning Fully Tiled Bathroom
- No Forward Chain

Full Description

LOCK APPROACH

This superb top floor marina apartment is in Port Solent, the South Coast's Premier Marina complex, positioned within the highly popular and sought after Lock Approach Development. Approaching Mizzen House (benefitting from secure under croft parking), you will be spoilt with impressive views across the upper reaches of Portchester Channel, Portsmouth Harbour, and Portchester Castle. The castle, originally built by the Romans played a significant role in defending the South Coast of England throughout its history. Managed now by the English Heritage, it's open to the public for exploration, a lovely day out can be had visiting the castle and enjoying a walk along the shoreline.

From the balcony of this apartment, you will enjoy uninterrupted 180-degree West facing views, what better place to unwind.

ROOM MEASUREMENTS

Entrance Hall

15' 5" x 7' 10" (4.7m x 2.39m) to max, narrowing to 4' 8" (1.43m)

Bedroom One

11' 8" x 9' 10" (3.58m x 3.0m)

Bedroom Two

11' 8" x 9' 10" (3.58m x 3.0m)

Bathroom

11' 3" x 6' 3" (3.45m x 1.93m)

Lounge/Dining Room

27' 3" x 12' 4" (8.32m x 3.76m)

Kitchen

9' 2" x 9' 2" (2.8m x 2.8m)

Balcony

11' 10" x 8' 4" (3.62m x 2.56m)

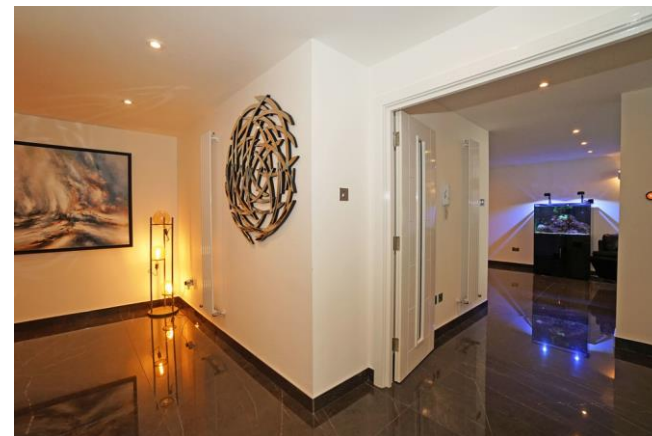
Two Parking Spaces in Undercroft Parking Area

PROPERTY DESCRIPTION

This top floor apartment is situated on the sought after Harbour side of Lock Approach, with West facing views towards Portchester Castle - you'll be guaranteed a picturesque scene every day!

The current owner of the apartment has refurbished the entire apartment to an extremely high specification, including all new electrics and a heating system with Nest thermostat.

Entering the apartment, you will be met by a spacious hallway and will immediately notice the quality of the finish, which continues through the rest of the apartment. The well-proportioned accommodation consists of hallway, bathroom, two double bedrooms, open plan lounge/dining room and fully fitted kitchen.



The hallway is decorated in a neutral colour scheme with large high gloss floor tiles flowing through into the large lounge/dining area. The lounge has a feature vaulted ceiling with floor-to-ceiling windows, filling the room with natural light. Stepping onto the balcony through the patio doors you will enjoy the stunning views across the Harbour, where you can glory in the afternoon and evening sun.

The kitchen area is fitted with modern white gloss cupboards with contrasting worktops, matching splashback, breakfast bar and all built-in appliances. The open plan design provides a seamless transition from cooking space to entertaining area for you and your guests.

Both double bedrooms are a generous size and can easily accommodate various furniture arrangements, with large windows overlooking the water - what better place to wake up and enjoy your morning coffee! The cream carpets and neutral decor help create a relaxing space.

The luxurious bathroom really does have that 'wow' factor, featuring fully tiled walls and flooring from Porcelanosa, free standing oval bath, wall hung wash hand basin with illuminated mirror over and walk in shower. The bathroom is finished with inset spotlights to ceiling, floor level lighting and underfloor heating to provide a cosy ambience.

If you are looking for a property that is ready to move into and finished to a very high standard, this apartment is the one for you! Please call today to arrange a viewing.



GENERAL INFORMATION

- Tenure - Leasehold - 113 years left to run on lease
- Annual service charge amount – 2807.00
- Annual ground rent - £100
- Service charge review period (year/month) February Yearly
- Council tax band F, Portsmouth City Council
- Shared Ownership (100% share being sold)
- Water - mains supply
- Heating - Electric Central Heating
- Broadband – Fibre

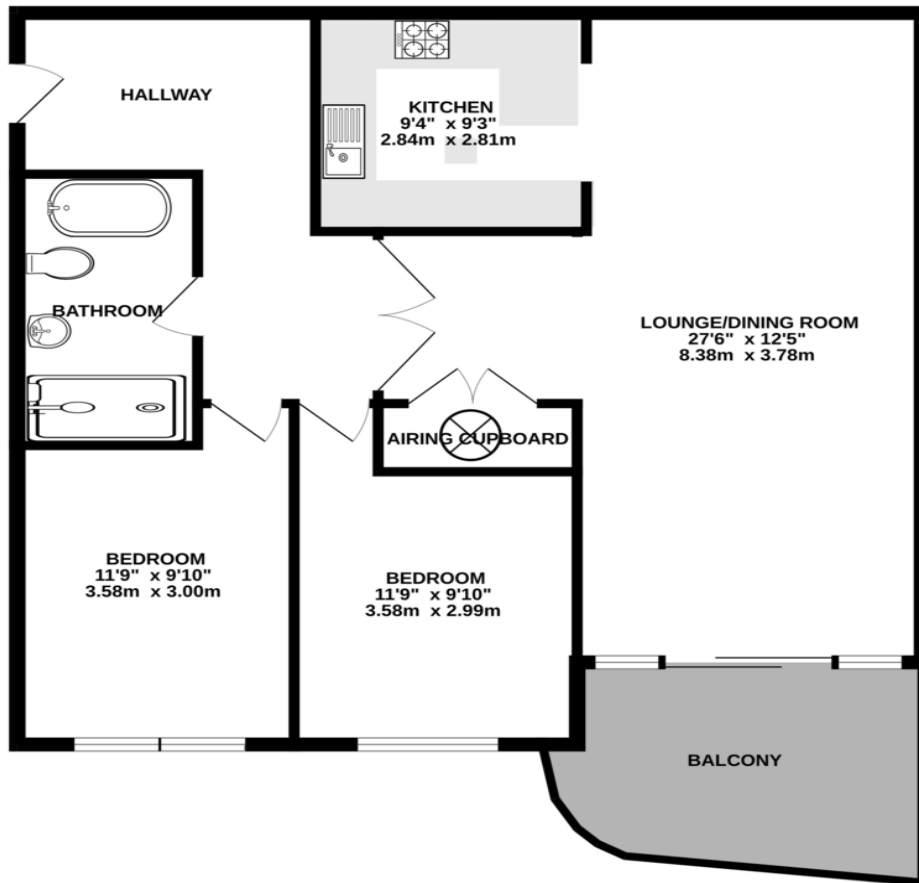
VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

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.





TOP FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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 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	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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