

Tintagel Way, Port Solent Marina,
Portsmouth, Hampshire, PO6 4SS

£285,000

2 Bedroom end of terrace home with private garden and allocated parking. This marina home is located within the popular Port Solent Marina Development in Portsmouth and boasts two double bedrooms, garden and a balcony off of bedroom 1. Call NOW to arrange a viewing.



Property Features

- 2 Bedroom End of Terrace Property
- Marina Location
- Kitchen / Breakfast Room
- Lounge
- Cloakroom
- Balcony off Bedroom 1
- Garden
- Allocated Parking
- No onward chain
- Close to Port Solent Boardwalk

Full Description

ENTRANCE HALL

4' 11" x 2' 11" (1.5m x 0.90m) From the front door you enter the entrance hallway. There is an carpet underfoot along with radiator and Electrical fuse box. Door to Living Room.

LIVING ROOM

16' 7" x 12' 2" (5.08m x 3.73m) This living room has light carpet flooring, windows to the front and side aspect and with doors to the hallways, front and back. There are two radiators and ceiling lighting.

INNER HALLWAY

8' 11" x 2' 9" (2.72m x 0.86m) At the rear of the living room there is an inner hallway that leads to the back door, there is also a door to the cloakroom, kitchen and stairs to the landing. The flooring is light wood effect laminate along with light décor and a radiator.

KITCHEN

8' 10" x 6' 0" (2.71m x 1.85m) Fully fitted white kitchen with contrasting work top. The appliances included are an electric oven and gas hob with extractor hood over, gas boiler servicing the heating of the property and space for a fridge freezer and washing machine. There is vinyl flooring underfoot and a window overlooking the back garden.

CLOAKROOM

4' 9" x 2' 9" (1.47m x 0.86m) The cloakroom has an opaque window to the rear of the property, black tile effect laminate flooring, there is a low level WC, corner wall mounted sink, ceiling lighting and radiator.

GARDEN

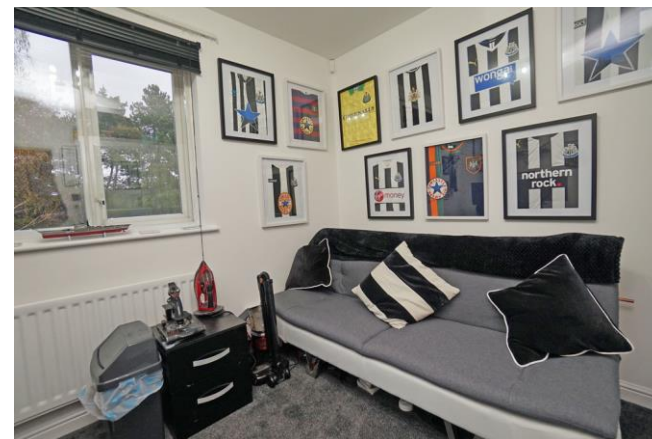
The garden is fully enclosed and secure on all sides with rear gated access. There is shingled area with a patio area directly as you step out of the house with a path to the rear gate.

STAIRS TO FIRST FLOOR LANDING

With carpet underfoot the stairs and landing are neutral in décor and have wood handrails and balustrades. There are doors to both bedrooms and the family bathroom.

BEDROOM 2

12' 7" x 9' 6" (3.85m x 2.90m) A double room with grey carpet, modern décor with blinds overlooking the rear garden. There is the addition of an airing cupboard housing the water tank and slatted shelving.



FAMILY BATHROOM

6' 2" x 6' 3" (1.89m x 1.91m) The suite includes a low-level WC, bath with shower and screen over and a hand wash basin. There is black tile effect laminate flooring and light décor to walls and ceiling, opaque window to the side aspect and central heating radiator.

BEDROOM 1

9' 10" x 9' 8" (3.02m x 2.97m) Good sized double with a door and windows leading to the south facing balcony at the front of the house. This room has full width mirror door wardrobes, grey carpet, modern décor, ceiling lighting and central heating radiator.

BALCONY

There is a south facing wooden balcony to the front elevation which is accessed from the main bedroom, this balcony overlooks the drive at the front of the property.

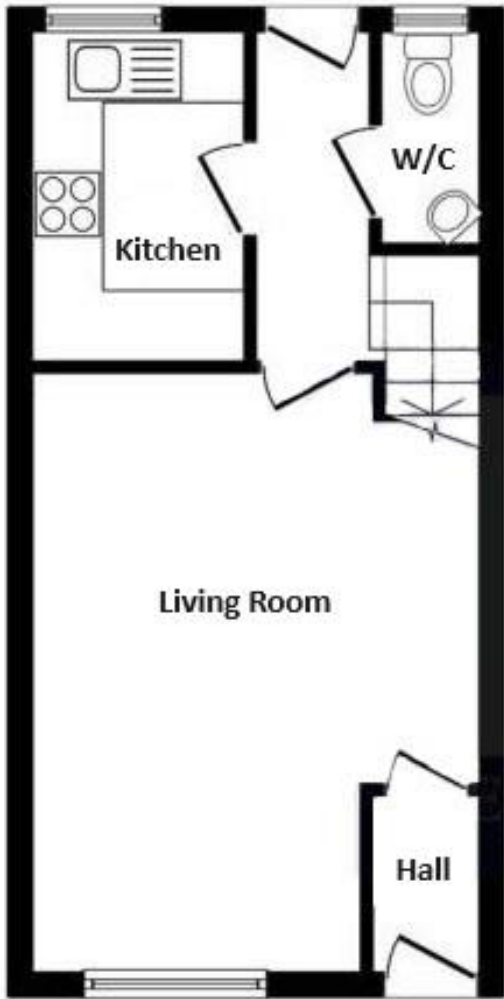
ALLOCATED PARKING

GENERAL INFORMATION

- Tenure - Freehold.
- Length of lease (years remaining) – N/A.
- Annual service charge amount (£) House: £1025.73 per annum.
- Service charge review period - February - Annually.
- Council tax band - Band D - Portsmouth City Council
- 100% of property being sold
- Mains Water and Electric Heating
- Broadband - Fibre

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.





Please Note: Floor Plan is a mirror image of the actual property.

Ground Floor

First Floor

Total floor area 60.0 sq. m. (646 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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