



## 28 Cadgwith Place

Port Solent, Portsmouth, PO6 4TD

**Three Mid Terraced House with 11 Metre Mooring**

RENT

**£1,650 pcm**

# Property Features

- Three Bedrooms
- Unfurnished Property
- Quiet location
- Private Parking
- 11 Metre Mooring Available
- Kitchen / Dining Room
- Lounge with Balcony overlooking Marina
- Electric Heating
- Close to Bars & Restaurants
- New Windows and Carpets

## Full Description

This three-bedroom waterside property is now available for rent on an unfurnished basis. Situated in Cadgwith Place, Port Solent, the South Coast's popular marina complex.

With the Boardwalk only a few minutes' walk away, Port Solent offers an excellent array of bars, restaurants and shops, as well as a David Lloyd gym and multi-screen cinema for that relaxing waterside experience.

For the keen yachtsman, Port Solent is accessed via a 24/7 manned lock, and the marina provides safety and security for both yachtsman and vessel.

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.

### PROPERTY DESCRIPTION

This three-bedroom Marina Townhouse offer accommodation over three floors with a master bedroom and en-suite overlooking the marina, as does the living room, balcony and kitchen/breakfast room. The kitchen comes complete with built in oven and grill, microwave, ceramic hob, dishwasher, tumble dryer and under counter fridge and freezer.

There are a further two bedrooms, family bathroom and cloakroom. South Facing Marina side garden leads to the mooring at the foot of the garden which will accommodate a vessel of up to 11.3 metres length overall. This property has just had new carpets and vinyl flooring fitted throughout the property with tiled flooring on the ground floor. All windows and patio doors have just been replaced with UPVC double glazing.





## MEASUREMENTS

Cloakroom: 7' 6" x 3' 3" (2.31m x 1.01m)  
 Kitchen/dining room: 14' 10" x 12' 1" (4.54m x 3.69m)  
 Living room: 18' 7" x 12' 1" (5.68m x 3.69m)  
 Balcony: 12' 1 x 5' 3 (3.69m x 1.61m)  
 Bedroom 1: 18' 8" x 12' 1" (5.70m x 3.69m)  
 Bedroom 1 Ensuite: 4' 0" x 6' 5" (1.23m x 1.97m)  
 Bedroom 2: 12' 1" x 12' 2" (3.69m x 3.73m)  
 Bedroom 3: 12' 3" x 6' 7" (3.74m x 2.02m)  
 Bathroom: 12' 3" x 5' 1" (3.74m x 1.55m)



## GENERAL INFORMATION

Council Tax - Band "F" - Portsmouth City Council  
 Holding Deposit - One Weeks Rent  
 Security Deposit - Five Weeks Rent  
 No Students  
 Non Smokers  
 No Multiple Occupants  
 Electric Heating  
 Mains Water Supply



## VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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