

Carne Place, Port Solent Marina,
Portsmouth, Hampshire, PO6 4SY

4 Bedroom House with Sea Views from Balcony

£475,000

Property Features

- 4 Bedroom Townhouse in a quiet Location
- Solar Panels Installed in 2021
- Lounge with patio doors to Balcony
- Loft conversion
- Double glazed throughout
- Sea Views from Balcony
- Private Enclosed Garden
- Private Parking for 2 cars
- Secure Carport for either parking or storage
- Garden with Summerhouse

Full Description

OUTSIDE

This fantastic marina home is located in Port Solent, the South Coast's Premier Marina complex, and is situated in Carne Place, a quiet residential street, on the far west side of the marina development. The front of the property is well tended by the maintenance company and is overlooked by the balcony, which is just off the living room. The property has recently had solar panels installed including battery and grid balancing capability, which will offer the new owner significantly reduced energy costs, plus the capacity to generate income from grid balancing and sale of energy to the provider. There is an enclosed rear private garden which has a patio area, and garden summer house. There is ample separate parking on Carne Place for visitors, with car parking space for 2 cars on the property. For the keen yachtsman, the marina is only a few minutes walk from the property and has many moorings available for rent or sale. Accessed via a 24/7 manned lock, 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.

GROUND FLOOR

Innovatively designed in the early 90's, this home boasts a flexible combination of living space and has been modernised throughout and has the benefit of a loft conversion. The ground floor is heated by under floor heating, ensuring the contemporary lines of the property are not interrupted by radiators and comprises of the following:

BRICKED DRIVEWAY

28' 3" x 12' 3" (8.62m x 3.75m) Brick Paved Drive with mature planted borders, outside light and post box, wrought iron gates to carport (all external gardening and maintenance is carried out by contractors)

CARPORT

15' 6" x 12' 0" (4.74m x 3.68m) The carport provides a covered entrance way leading to a black composite front door with opaque windows. You will find tiled floor, light decor, doorbell, outside lighting, master lock key safe and storage cupboard. Front door leads to:



ENTRANCE HALL

6' 7" x 6' 2" (2.02m x 1.89m) Through the front door you are met with an entrance hall which has light décor to walls, real wood skirting and large slate effect flooring. Here you will find the panel for the alarm to the property and stairs leading to first floor.

CLOAKROOM

5' 6" x 3' 4" (1.68m x 1.02 plus recess for washer/dryerm) Slate effect flooring, feature wood panelling in light grey with remainder light decor to walls, white suite comprising a low level WC, wall mounted sink with chrome taps, ceiling lighting and heating, plumbing for a washer/dryer and cupboard housing the Plumbsoft system.

KITCHEN / DINING ROOM

14' 2" x 12' 1" (4.32m x 3.69m) Through the door from the hall enter the kitchen/dining room with patio doors leading to the enclosed garden. The kitchen is decorated in light decor to walls with slate effect tiled flooring and chrome sockets and switches providing a modern ambiance within this room. Manufactured by Magnet, this kitchen is fitted with a contemporary range of light wood wall and base units with granite effect contrasting worktops in black. Complimenting this kitchen is a large stainless-steel basin with swan neck chrome mixer tap and chrome under cupboard lighting. The house is also served by a water softening system which is located in one of the cupboards.

Appliances include:

Full height fridge and freezer

Neff ceramic hob

Neff electric oven and grill

Neff microwave

Hotpoint stainless steel extractor

Candy Dishwasher

In addition the kitchen benefits from ceiling lighting, under floor heating and TV/telephone points.

Ample space for a dining table, makes this the perfect kitchen/diner. The double glazed, white framed patio doors lead to the private garden.

GARDEN

36' 8" x 12' 3" (11.2m x 3.75m) This spacious private enclosed garden is fully secure with a wall to the left border and fencing to the right and at foot of the garden. This garden provides a decking area directly from the patio doors with the remainder laid to artificial grass. The property boasts the addition of a timber framed summer house at the foot of the garden, extending those summer evenings.

SUMMER HOUSE

9' 7" x 9' 5" (2.93m x 2.89m) This timber framed summer house is an asset to any property. The summer house features double lockable doors with glass panelling to the front aspect creating a light and airy atmosphere. In addition to these features, the summer house is fitted with electricity points and feature downlighters to the entrance, enhancing its use.





STAIRS TO 1ST FLOOR LANDING

FIRST FLOOR

BEDROOM 3

12' 0" x 10' 10" (3.68m x 3.31m) Bedroom three is a generously sized room overlooking the rear of the property. A two sliding mirror door wardrobe is built in for all your storage needs. With light décor to the walls and neutral carpet, this room is complimented by the 2 white double-glazed windows offering ample natural light. You will find white sockets and switches, 2x vent points and a ceiling heating thermostat, finished with real wood skirting's. overlooking the rear aspect of the private garden.



FAMILY BATHROOM

10' 10" x 5' 0" (3.31m x 1.53m) This good sized family bathroom is presented with modern décor throughout. With black and white checked design floor tiles and neutral walls, the opaque window allows ample natural light and fresh air to the bathroom. This white contemporary suite comprises of a bath with shower facility and glass screen, low level WC and sink with vanity cupboard below. Ceiling lighting and heating complete this room.



STAIRS TO THIRD FLOOR LANDING

Large landing/office/TV area with velux windows, with fitted blinds, to rear aspect of property. This room is decorated in neutral décor and carpets and offers a great extension to the bedroom area, which offers a versatile space for a home office/TV room. This room also has underfloor heating controlled by a wall mounted thermostat.



BEDROOM 2

13' 3" x 12' 3" (4.06m x 3.74m) This property has the added benefit of a lovely loft conversion creating Bedroom 2 with views towards Portsmouth Harbour. Measurements taken from approximately 2'2" off floor level with eaves to front ceiling restricting headroom, underfloor heating, two skylight windows with blinds and access into storage eaves, door to:

BEDROOM 2 ENSUITE

Fully ceramic tiled to floor and walls, shower cubicle with glazed panelled doors, wash hand basin with mixer tap, low level w.c., with dual flush, glazed shelving, extractor fan



PORT SOLENT PORTSMOUTH

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 and motorway links directly to London and the South Coast.

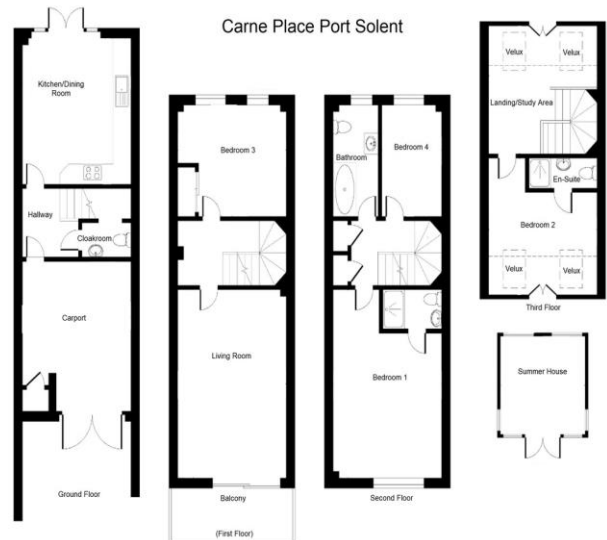
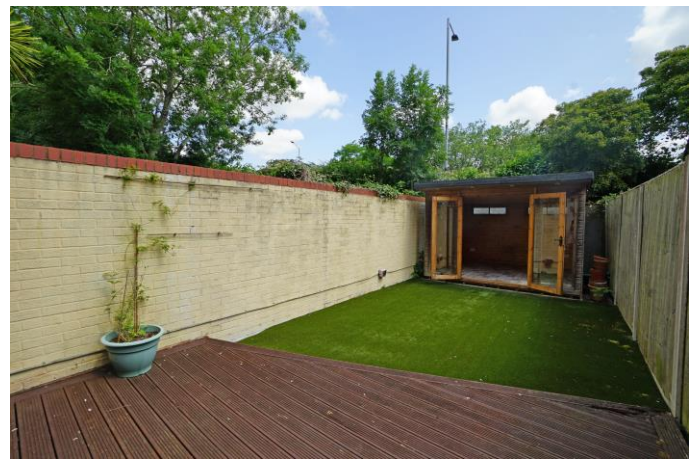
GENERAL INFORMATION

Tenure for House - Freehold

Annual service charge amount (£) 1078.45 - House (2024/2025)

Service charge review period (year/month) February Yearly (POSOL)

Council tax band (England, Wales and Scotland) - Band F - Portsmouth City Council £2997.87 (2024/2025)



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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