

## Carbis Close

Port Solent, PO6 4TW

# £657,000

Beautifully presented 3 bedroom end of terrace town house with 11m mooring. The property has been developed historically to create a large master bedroom and larger kitchen dining area. The property is modern throughout and must be viewed to fully appreciate.



# Property Features

- Large, Extended Modern Kitchen
- Under Balcony Extension
- Fantastic Views
- Balcony
- Two En-Suite Bedrooms
- Carport & Driveway
- Modern Throughout
- End Of Terrace
- Quiet Cul-De-Sac Location
- 11 Metre Mooring

## Full Description

### **DRIVEWAY & CARPORT**

(4.56M X 3.00M) & (4.47M X 2.86M)

### **REAR GARDEN**

17' 8" x 15' 1" (5.41m x 4.62m)

### **HALLWAY**

11' 0" x 7' 5" (3.36m x 2.28m)

### **BEDROOM 3/OFFICE**

10' 9" x 5' 7" (3.29m x 1.71m)

### **KITCHEN/DINING ROOM**

17' 9" x 15' 5" (5.43m x 4.71m)

### **BEDROOM 2**

10' 9" x 15' 3" (3.29m x 4.65m)

### **BEDROOM 2 EN SUITE**

7' 9" x 4' 9" (2.37m x 1.47m)

### **LIVING ROOM**

15' 10" x 15' 5" (4.83m x 4.71m)

### **BALCONY**

15' 3" x 4' 11" (4.65m x 1.52m)

### **MAIN BEDROOM**

12' 2" x 15' 5" (3.73m x 4.72m)

### **MAIN BEDROOM EN-SUITE**

12' 9" x 4' 9" (3.89m x 1.47m)

### **11 METRE MOORING**

### **PORT SOLENT**

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. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

### **PROPERTY OVERVIEW**

Located in the quiet area of Carbis Close, this three bedroom end of terrace house is modern throughout and benefits from glorious Easterly and Southerly views of the Marina from the rear of the property. There is parking for up to three vehicles including the carport which has lockable iron gates with glass panels.

The modern kitchen area has had the under balcony extension which creates a fantastic larger social space finished with patio sliding doors into the garden.





The ground floor consists of the 3rd bedroom, cloakroom with storage cupboard and the large kitchen dining and lounge area.

The 1st floor has been carefully thought out to create a large lounge with patio doors onto the balcony and a large double bedroom with a plethora of built-in wardrobes. There is also a light and modern en suite which consists of a bath, shower enclosure, WC and basin.

The original loft space has been developed to create the main bedroom with en suite. The bedroom has views across the Marina and the en suite consists of a shower enclosure, WC and basin.

Attached to the rear of the garden is this private mooring which will accommodate an 11.3 metre vessel. The marina is a safe and secure environment to keep a vessel and to have it on the end of your garden is a unique bonus.

Maximum Length: 11.3 Metres  
Maximum Width: 4.625 Metres  
Maximum Beam: 4.225 Metres



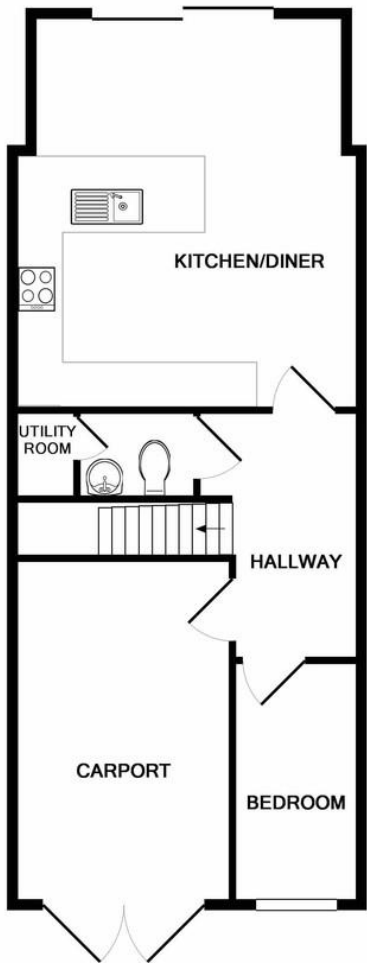
## MATERIAL INFORMATION

- Price (£) - 657,000
- Tenure – Freehold for House & Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1078.45 for house (reviewed February, yearly)
- Annual mooring service charge amount (£) 424.69
- Mooring Service Charge Review Period – February Annually
- Council tax band (England, Wales and Scotland) - Band G
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Underfloor and Ceiling Heating Panels
- Broadband - Fibre available
- Parking- Driveway and Carport Parking
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker ([openreach.com](http://openreach.com))
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to ([GOV.UK](http://GOV.UK)) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk))

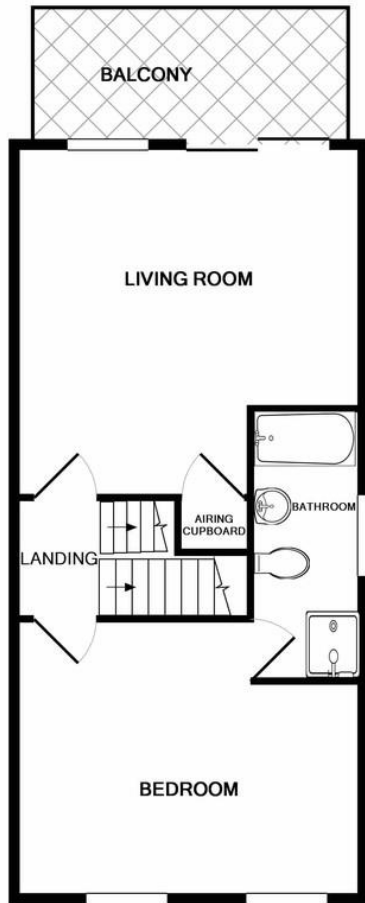








GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)

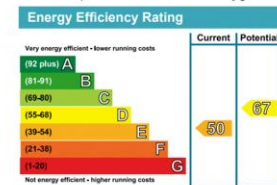
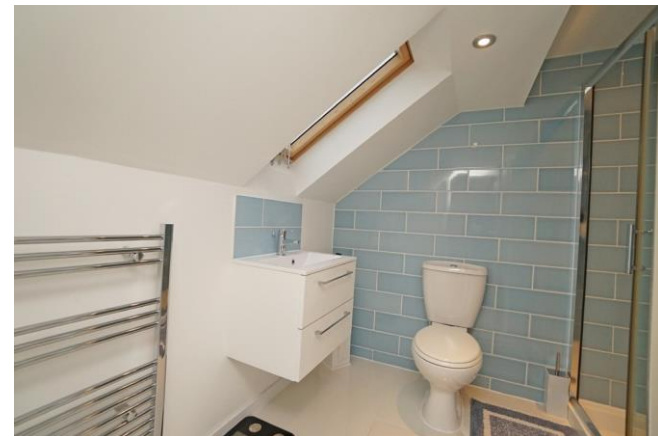


2ND FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1400 SQ.FT. (130.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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