



## Newlyn Way

Port Solent, Portsmouth, PO6 4TL

Asking Price Of

**£500,000**

Marina Life Homes are delighted to offer for sale this three bedroom home with marina side garden, 11 metre mooring situated at the end of the garden, car port and driveway parking. Offered with no onward chain.



# Property Features

- Three Bedrooms
- West Facing Aspect to Rear
- 11 Metre Mooring at End of Garden
- Electric Heating
- Neutral Decor and Carpets
- Kitchen/Breakfast Room
- Balcony with Marina Views
- Carport and Driveway Parking
- Double Glazing Throughout

## Full Description

### MEASUREMENTS

Car Port with 2 Storage Cupboards - 4.47m x 2.85m (14' 7" x 9' 4")

Entrance Hall - 3.34m x 2.26m (10' 11" x 7' 4")

Bedroom 3/Office - 3.30m x 1.69m (10' 9" x 5' 6")

Ground Floor Shower Room - 2.28m x 1.43m (7' 5" x 4' 8")

Kitchen/Breakfast Room - 4.69m x 3.58m (15' 4" x 11' 8")

First Floor Landing - 3.10m (max) x 3.03m (10' 2" x 9' 11")

Main Bedroom - 3.55 m x 2.73 m (11' 7" x 8' 11")

Bedroom Two - 3.55m x 1.84m (11' 7" x 6' 10")

Lounge - 4.69m x 3.67m (15' 4" X 12' 0")

Balcony - 4.70m x 1.50m (15' 5" x 4' 11" )

Bathroom - 2.35m x 1.44m (7' 8" x 4' 8")

Rear Garden - 6.69m x 4.72 m (21' 11" x 15' 5")

11 Metre Mooring at Rear of Garden

T37 Water Width 4.625m, max beam allowed 4.225 m. Max length 11.3m

### OVERVIEW

Marina Life Homes are delighted to offer for sale this well presented three-bedroom home with marina side garden, located in Newlyn Way, Port Solent. This property's garden faces West, and therefore has the benefit of afternoon and evening sunshine. At the bottom of the garden there is direct access to the private 11 metre mooring with easy access to the marina fairway.

For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a unique marina environment. Port Solent is only a 30-minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep. Add to that easy access to nearby M27 and M275 making this a great location to get anywhere you may need to go!

On entering the property you come into the entrance hall which offers stairs to first floor, useful storage cupboard and doors to ground floor bedroom 3/office, shower room and kitchen breakfast room.

The kitchen/breakfast room is a light and bright room and is fitted with plenty of cupboards, plus built in appliances to include oven, hob, microwave, fridge/freezer and washing machine. There is space for a table and chairs which makes this a great room for entertaining family and friends. Sliding patio doors lead into the west facing garden, allowing you to easily move outside to enjoy those warm summer evenings.



Upstairs the spacious landing area leads to a good size main bedroom and single bedroom to the front aspect, both of which have built in wardrobes. The family bathroom is fully tiled and fitted with white sanitary ware to include bath, pedestal wash hand basin and WC. To the rear of the property the large lounge is filled with natural light from the large UPVC sliding patio doors which lead out onto the balcony. Here you can enjoy fabulous views across to Portsdown Hill and the marina.

The property benefits from full double glazing throughout which was replaced by the previous owner and electric heating.

Outside to the front of the property there is driveway parking plus a car port which has an outside water tap and 2 small storage cupboards. The rear garden has a paved patio area with the rest being laid to shingle. At the end of the garden, you will find the 11-metre mooring.

This property is offered with vacant possession and no onward chain.



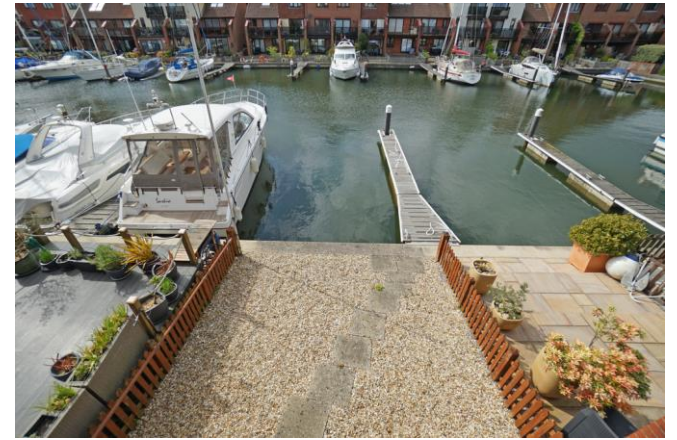
## MATERIAL INFORMATION

- Price (£) - 500,000
- 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 F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating via underfloor and ceiling heating.
- Broadband - Fibre available
- Parking- Driveway Parking plus Car Port
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

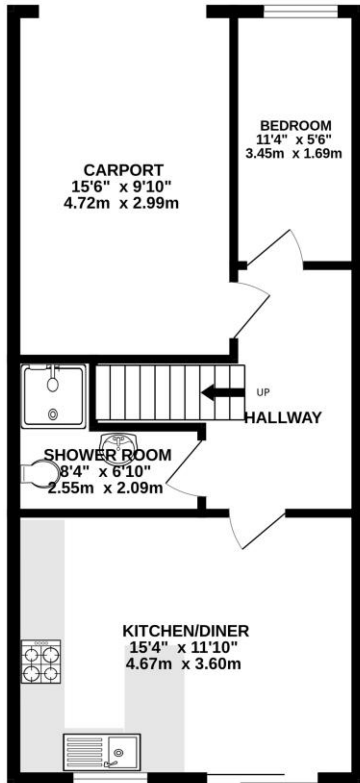
## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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.

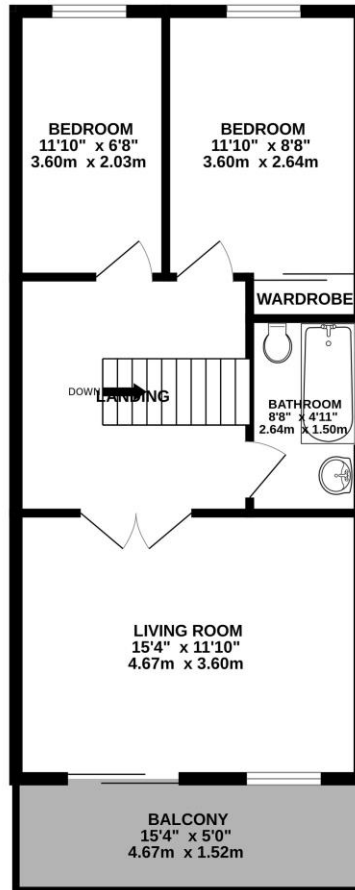




GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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.  
Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port  
Solent, Portsmouth,  
Hampshire, PO6 4TP

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto:info@marinalifehomes.co.uk)  
02392 373 446

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