



Newlyn Way, Port Solent Marina

Portsmouth, Hampshire, PO6 4TN

3 Bedroom End of Terraced House & Garden

£365,000

Property Features

- End of terrace
- 3 bedrooms
- Two bedrooms are to the ground floor
- Secure and Enclosed Garden
- Replacement Double Glazed
- Kitchen/ Dining Room
- Living Room leading to Balcony
- Double Glazed Conservatory
- Two bathrooms
- Sought After Marina Location



Full Description

OVERVIEW

Offered for sale is this three bedroom, end of terrace marina property. Located in the sought after Port Solent Marina Development, this property offers good sized accommodation across two floors, with an enclosed and secure garden, conservatory and double glazing throughout.

Ground Floor

The porch to the side of the property leads to the hallway where there are doors to one double and one single bedroom, the cloakroom and the kitchen/diner, then this leads to the conservatory and leads onto the garden.

First Floor

Landing with doors leading to a large double bedroom, family bathroom and living room which then leads off to the south facing balcony.

Outside

There is a secure garden with rear access, mainly laid to patio stones and shingle. To the front is a raised boarder (Looked after by the management company and paid for within the service charges levied)

The property is currently tenanted, however is available with no forward chain.

Please note the photographs of the property were taken before the start of the current tenancy therefore do not show the current tenants furniture.

GARAGE

There is a single garage with power and roller door adjacent to the bottom of the garden for sale or to let by separate negotiation - Please call us for further details.



PRINCIPLE DIMENSIONS IN METRES

- Garden - 6.25 x 6.07
- Conservatory - 4.18 x 2.30
- Kitchen/Diner - 4.70 x 3.60
- Hallway - 3.12 x 2.29
- Cloakroom - 2.29 x 1.40
- Bedroom 3 - 3.31 x 1.89
- Bedroom 2 - 4.65 x 2.72
- Bedroom 1 - 4.71 x 3.51
- Living Room - 4.71 x 3.67
- Family Bathroom 2.35 x 1.47
- Balcony - 4.04 x 1.62

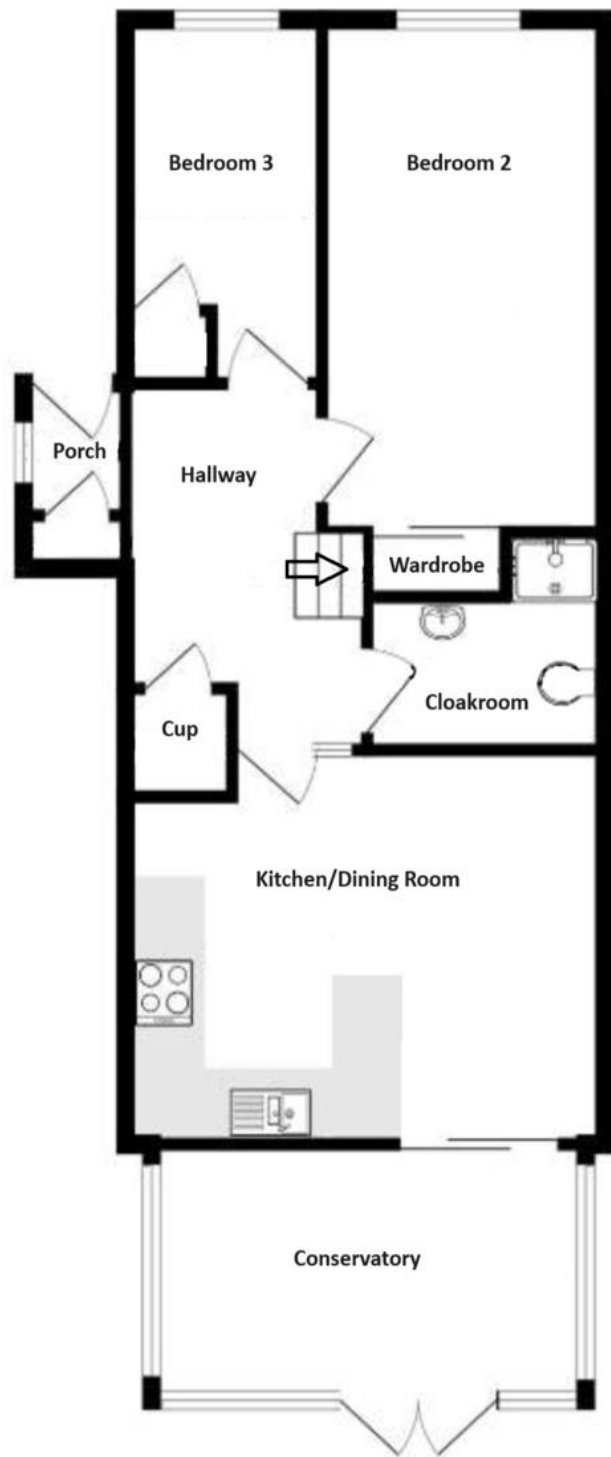
IMPORTANT INFORMATION

- Price (£) 365000
- Tenure - Freehold
- Annual service charge amount (£) 1078.45
- Service charge review period - February Yearly
- Council tax band (England, Wales and Scotland) - E
- 100% of property being sold
- Mains Water Supply and Mains Sewerage
- Electric Heating via Ceiling Heating and Underfloor Heating.
- Broadband - Fibre Available

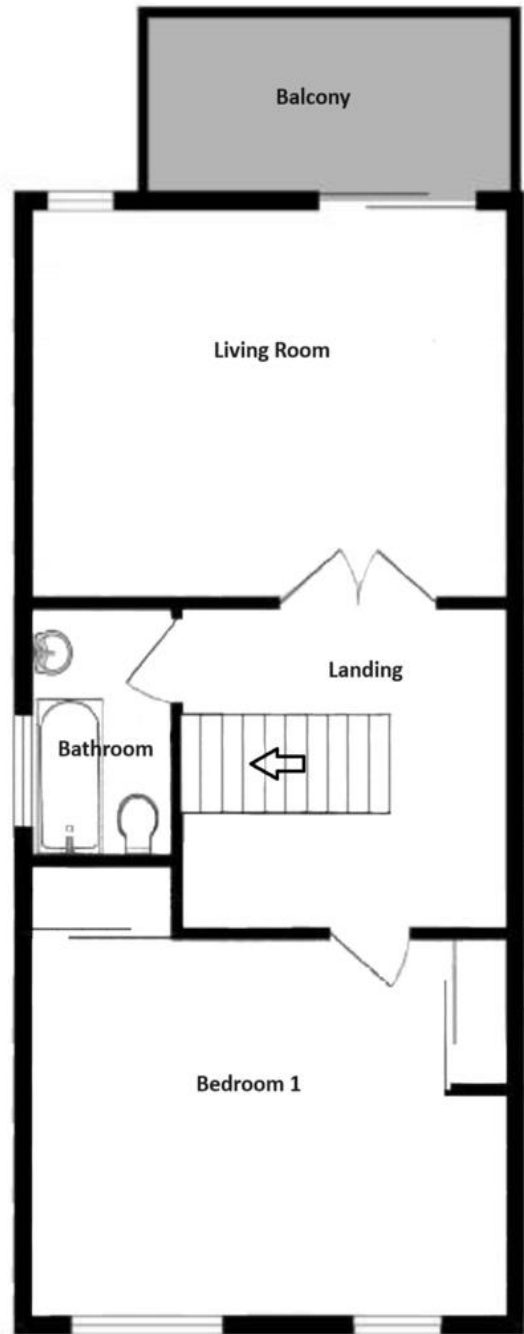
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





Ground Floor



First Floor

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