



Newlyn Way

Port Solent, Portsmouth, PO6 4TN

Asking Price Of

£365,000

Marina Life Homes are pleased to offer for sale, this spacious three bedroom townhouse with South facing balcony with marina view, carport and off road parking. The house is situated in popular Newlyn Way which is within walking distance to the bars and restaurants at Port Solent's Boardwalk complex.



Property Features

- Three Bedrooms
- South Facing Balcony
- Kitchen/Breakfast Room
- Electric Heating
- No Forward Chain
- Two Bathrooms
- Marina View
- Car Port with Gates
- Pretty Rear Garden
- Close to Restaurants and Bars

OVERVIEW

This lovely three-bedroom home is in Port Solent, the South Coast's Premier Marina complex, and is situated in Newlyn Way, a popular road, in the heart of the marina development. This property has been maintained to a good standard by the present owner and benefits from good size accommodation and the recent addition of new security gates to the car port and new loft insulation. The house offers South facing views across to the marina, so you can relax on the balcony and enjoy the Summer sun.

The front of the property is well tended by the maintenance company.

The enclosed rear private garden is well presented with features such as a water fountain, fire pit, lighting and gazebo.

There is separate parking for visitors in Newlyn Way across from the property, with driveway parking outside the house, plus parking in the car port.

For the keen yachtsman, the marina basin is only a few minutes walk from the property and has many moorings available for rent. 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.

ROOM MEASUREMENTS

Car Port - 4.59m x 3.70m (15' 0" x 12' 1")
Entrance Hall - 2.02m x 1.32m (6' 7" x 4' 3")
Cloakroom - 2.02m x 1.01m (6' 7" x 4' 3")
Kitchen/Breakfast Room - 4.59m x 3.70m (15' 0" x 12' 1")
First Floor Landing
Lounge - 5.82m x 3.71m (19' 1" x 12' 2")
Balcony - 3.7m x 1.53m (12' 1" x 5' 0")
Bedroom 2 - 3.37m x 3.71m (11' 0" x 12' 2")
Second Floor Landing
Bedroom 3 - 3.55m x 2.01m (11' 7" x 6' 7")
Bathroom - 3.52m x 1.57m (11' 6" x 5' 1")
Main Bedroom - 5.80m (to max) x 3.69m (18' 11" x 12' 1")
Ensuite - 1.20m x 1.99m (3' 11" x 6' 6")
Rear Garden



PROPERTY DESCRIPTION

Approaching the property, you enter via the car port gates, which have recently been fitted and have security glass to provide privacy. The car port offers plenty of space to park your car or to use for storage and has lighting, outside water tap and storage cupboard housing the meters for the property.

On entering the hallway you will find the stairs to the first floor and doors to the ground floor cloakroom and kitchen/breakfast room. The kitchen is fitted with an extensive range of wall and floor cupboards and has integral appliances to include ceramic electric hob with extractor over, under counter fridge and freezer, dishwasher, oven and microwave. The breakfast area has double glazed patio doors which lead out to the rear garden, providing seamless transition from the inside to outside.

From the first floor landing you will find Bedroom 2 - a good size double room situated to the rear of the house, with 2 windows overlooking the rear garden. This room also has a built in mirrored wardrobe for storage.

Across the landing you enter the large, light and bright living room which has large patio doors which lead out onto the South facing balcony and offers views to the marina beyond - a great place to sit and relax and enjoy the sunshine and watch the world go by.

On the 2nd floor landing there are 2 storage cupboards, one housing the hot water tank and the other for storage. Bedroom 3 is a good size single room with built in storage



cupboard and the main bedroom is a large room with double built in wardrobe and offers views across to the marina. The ensuite has been recently fitted with electric shower and is currently set up with seat and bifold screen, which could easily be removed if not needed.

The family bathroom is fitted with white sanitary ware and comes with bath, pedestal wash hand basin and WC. There is a separate shower cubicle fitted with thermostatic shower.

The property has light grey waterproof laminate flooring throughout, including the stairs and the house is fitted with stair lifts to all levels - again these could be removed if not required. The heating is provided via underfloor heating to the ground floor rooms and ceiling heating throughout.

This property is offered with no forward chain. View early to avoid missing out!

GENERAL INFORMATION

Property - Freehold

Council Tax Band E - Portsmouth City Council

Service Charges £1078.00 per annum

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

Mains Water Supply

Heating - Underfloor and Ceiling heating - electric

Broadband - Fibre available

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

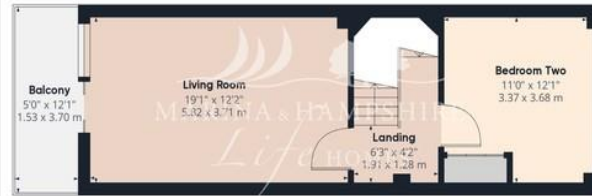
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed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



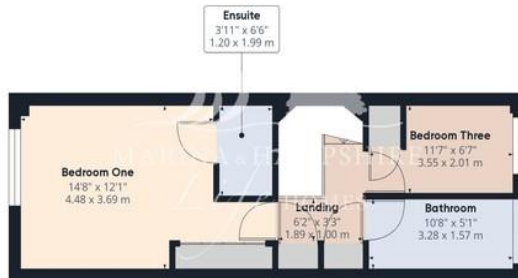




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1302.33 ft²
120.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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