



Bryher Island

Port Solent, Portsmouth, PO6 4UE

Offers In Excess Of

£695,000

Immaculately presented, chain-free, three-bedroom marina-side home with secure car port and driveway parking; including 11 metre mooring situated at the end of the rear garden. This house is located in the desirable residential community of Bryher Island, and it has been thoughtfully upgraded by the current owners to make a beautiful waterside home.



Property Features

- Three Double Bedrooms
- Gated Carport Gates and Electric Roller Door
- Main Bedroom with Refitted Wet Room Ensuite
- 11 Metre Mooring at End of Garden
- Marina Views to Rear Aspect
- Three Bathrooms
- Modern 'Wren' Fitted Kitchen
- Heatmiser Remote Control Thermostats Throughout
- Driveway & Carport Parking
- Immaculate Order Throughout

ROOM DIMENSIONS

Driveway

Car Port - 4.67m x 3.69m (15' 4" x 12' 1")

Entrance Hall

Cloakroom - 2.35m x 1.00m (7' 9" x 3' 3")

Kitchen/Breakfast Room - 4.63m x 3.69m (15' 2" x 12' 1")

First Floor Landing

Bedroom 3/Study - 3.81m x 3.19m (12' 6" x 10' 6")

With Ensuite - 2.05m x 1.34m (6' 9" x 4' 5")

Living Room - 5.62m x 3.69m (18' 5" x 12' 1")

Balcony - 3.69m x 1.50m (12' 1" x 4' 11")

Second Floor Landing

Bedroom Two - 3.81m x 3.11m (12' 6" x 10' 3")

Main Bedroom - 5.62m (to max) x 3.69m (18' 5" x 12' 1")

With Ensuite Wet Room 2.09m x 1.99m (6' 10" x 6' 6")

Rear Garden

11 Metre Mooring

PROPERTY DESCRIPTION

This three-bedroom marina side home with 11 metre mooring situated at the end of the garden, comes to the market in immaculate order. The current owners have completed many improvements to the property during their ownership, so any new owner would simply be able to move in and start enjoying this home.

As soon as you arrive you will see the car port is fitted with iron gates and a recently installed roller security door. The owner has added a useful addition of a large storage cupboard/work station, which is well lit and has several plug sockets, storage, etc - a great place to store all your tools or work on a project.

Once inside the house, on the ground floor the entrance hall has stairs leading to the first floor and doors to both the kitchen/diner room and a cloakroom, which has a vanity unit and a Bosch washer/dryer.

The kitchen/diner is fitted with 'Wren' high gloss cupboards and drawers with coordinating white sparkle Quartz worktop surfaces and upstand, with speckled glass splash-back. The kitchen has plenty of storage and has built in Bosch appliances to include double oven and microwave, freezer, induction hob with overhead extractor and a dishwasher. There is also included a freestanding tall Bosch fridge. This kitchen is a great place to entertain family and friends. The patio doors lead out onto the waterside garden so ideal for seamless transition from the inside to out!



On the first floor, the third bedroom has been converted to become a study and/or double bedroom with a glass sliding door leading to a fully tiled ensuite shower room, fitted with white gloss vanity unit, illuminated mirror and contemporary tiling to walls and floor. The room also has a fitted double wardrobe with mirrored sliding doors.

A light and airy lounge offers plenty of space for large furniture, there are also impressive marina views through the patio doors, which lead out onto the recently re-built, porcelain tiled, balcony.

On the second floor landing you will find large airing and water heater cupboards. The boiler has twin immersion elements and was renewed in August 2021.

Bedroom two is a good size double room looking to the front aspect with marina views and is also fitted with several built-in wardrobes for all your storage needs.

The main bedroom has French doors to a Juliet balcony, again with delightful marina views. The owners enlarged and converted the ensuite to add a contemporary walk-in shower 'wet' room, which is fully tiled and includes grey gloss storage units with inset sink and WC.

The rear garden has a raised Indian sandstone paved patio area with sun canopy over - the perfect place for your outside seating. The rest of the garden is laid to shingle with a paved pathway leading to your 11-metre mooring at the end of the garden. There is an outside tap and electric power sockets, which also serve Q5, a Mooring with a boat width of 3.62m, a max beam of 3.225, max length of 11.3m.



GENERAL INFORMATION

PORT SOLENT MANAGEMENT CHARGE (2024/5)

House- Circa £1078.45 per year

Berth- Circa £424.69 per year

COUNCIL TAX BAND

Band G - Portsmouth City Council

Mains Water Supply - Metered

Energy - Electric E7 (throughout property)

Electric Consumer Unit, with circuit protected upgrade - NIC-
EIC Certified January 2023

Heating - Ground Underfloor Storage with Ceiling Heating
throughout.

Broadband - Fibre Optic Available

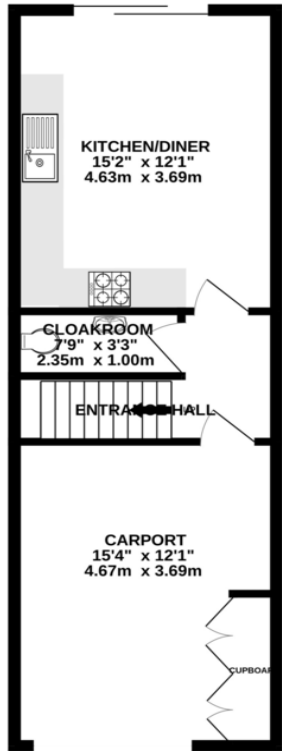
VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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.

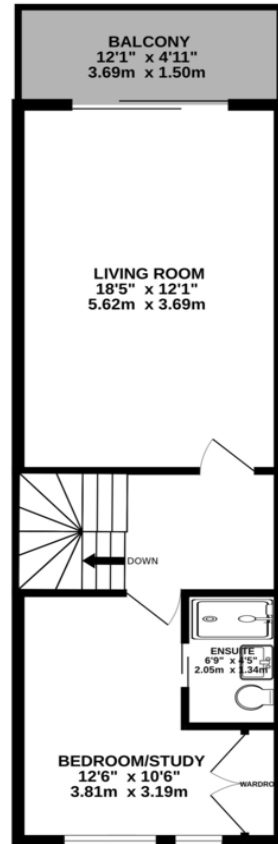




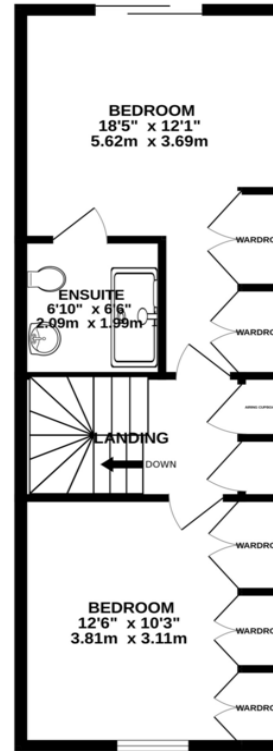
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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