



Bryher Island

Port Solent, Portsmouth, PO6 4UF

RENT

£2,500 pcm

Immaculately presented five bedroom South Facing marina side property with 11 Metre Mooring at the end of the garden. Situated in the popular Bryher Island at Port Solent, this house needs to be viewed to appreciate all it has to offer.



Property Features

- Five Bedrooms
- South Facing Rear Patio Garden
- Utility Room
- Beautifully Presented Throughout
- Available Early September
- Three Re-fitted Bathrooms
- 11 Metre Mooring at End of Garden
- Modern Kitchen with Appliances
- South Facing Balcony
- Attic Conversion

OVERVIEW

Situated in the popular Bryher Island at Port Solent, this five bedroom, recently refurbished property, offers South facing views to the rear from the patio garden and balcony. There is an 11-metre mooring at the end of the garden for your use.

Port Solent Portsmouth provides a relaxed lifestyle with either house or apartment living.

The Boardwalk provides shopping, bars, restaurants, a multi-screen cinema with a David Lloyd gym and swimming pool, all on-site and within 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.

ROOM MEASUREMENTS

Partial Car Port Conversion/Entrance - 1.88m x 2.80m (6' 2" x 9' 2")
Entrance Hall - 4.49m x 1.35m (14' 8" x 4' 5")
Utility Room - 1.69m x 2.20m (5' 6" x 7' 3")
Cloakroom - 0.90m x 2.03m (2' 11" x 6' 7")
Kitchen/Breakfast Room - 6.06m x 3.72m (19' 10" x 12' 2")
First Floor Landing - 2.77m x 1.87m (9' 1" x 6' 1")
Lounge - 6.07m x 3.69m (19' 10" x 12' 1")
Balcony - 3.97m x 1.57m (13' 0" x 5' 1")
Bedroom Three - 3.77m x 3.59 to max(12' 4" x 11' 8")
Ensuite Bathroom - 2.31m x 1.70m (7' 6" x 5' 6")
Second Floor Landing - 1.91m x 1.84m (6' 3" x 6' 0")
Bedroom Two - 3.80m x 3.68m (12' 5" x 12' 0")
Main Bedroom - 3.96m x 3.70m plus Entrance Corridor (12' 11" x 12' 1")
Ensuite Shower Room - 2.0m x 2.01m (6' 6" x 6' 7")
Third Floor Landing - 2.84m x 1.10m (9' 3" x 3' 7")
Bedroom Four - 6.06m x 2.86m (19' 10" x 9' 4")
Shower Room - 2.85m x 1.0m (9' 4" x 3' 3")
Bedroom Five - 2.79m x 3.18m (9' 1" x 10' 5")
Rear Patio Garden
11 Metre Mooring



MARINA HAMPSHIRE
Life HOMES

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PROPERTY DESCRIPTION

This beautiful five-bedroom property has been refurbished to a high-quality specification by the current owner and includes modern kitchen/breakfast room, living room, five bedrooms, 3 bathrooms, utility room and South facing patio garden with 11 metre mooring.

There is driveway parking for your car leading to the carport which has been partially converted to provide a hallway, utility room and cloakroom. The tiled floors have underfloor heating, and the décor is modern and contemporary.

The modern kitchen has cream gloss wall and floor cupboards with black granite worktops and includes all the usual built in appliances. There is a central island with breakfast bar and space for table and chairs. A bifold door leads into the South facing garden and mooring beyond.

On the first floor landing you find doors to Bedroom 3, which has an ensuite bathroom and the living room. Bedroom 3 has been thoughtfully redesigned to allow space for a double bed and desk area and the ensuite is fitted with a modern white suite with bath, sink and WC. The living room has contemporary décor with modern electric fireplace and surround, as a central focal point. There is another set of bifold doors that lead out onto the South facing balcony where you will find stunning views across the marina fairway.

The contemporary theme continues on the second floor where you will find Bedroom 2, a double room with views to the front of the property and Portsdown Hill in the distance. There is a built-in wardrobe for your convenience. On the landing you will find 2 cupboards, one housing the



hot water cylinder and the other for storage. Across the landing there is access to the main bedroom which has 2 built in wardrobes and patio doors with Juliet balcony overlooking the marina. The fully tiled ensuite wet room has walk in shower, WC and sink.

On the third floor, this house has had a well-designed attic conversion which provides 2 further bedrooms - both with velux windows and central shower room.

To the exterior of the house there is a South facing, fully tiled patio garden with automatic canopy which leads to the 11-metre mooring at the end of the garden. Electricity and water are available.

ADDITIONAL INFORMATION

Council Tax Band G - Portsmouth City Council

Holding Deposit - One Weeks Rent

Security Deposit - Five Weeks Rent

Mains Water Supply

Electric Heating Via Underfloor and Ceiling Heating

Broadband - Fibre Available

Driveway Parking

MARINA LIFE HOMES

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.



VIEWING BY APPOINTMENT ONLY THROUGH





Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area¹
1758.89 ft²
163.41 m²

Reduced headroom
61.74 ft²
5.74 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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