

Bryher Island

Port Solent, Portsmouth, PO6 4UE

Asking Price of

£750,000

Rarely available South facing three bedroom marina side end of terrace property with 11 Metre Mooring and extra wide plot. Located on the prestigious Bryher Island and facing south onto the main marina fairway this property benefits from sunshine throughout the day. No onward chain.



Property Features

- Three Bedrooms
- Three Bathrooms
- 11 Metre Mooring
- Modern Kitchen with Appliances
- South Facing Marina Garden
- Side Access Gate
- End of Terrace
- Extra Wide Plot
- Stunning Views Across Marina Fairway
- No Onward Chain

OVERVIEW

Located in the heart of Port Solent, this Bryher Island property has a South facing garden with 11 metre mooring and overlooks the main marina fairway.

The house is an end terrace property and therefore benefits from a side access gate and wider than average garden for most Port Solent properties. The current owner has had plans drawn to change the layout of the accommodation, which are available upon request if required.

The house is presented with neutral décor and flooring throughout, an upgraded kitchen and ensuite bathroom and refitted patio doors to the lounge. Call us today to arrange your viewing!

DRIVEWAY

7' 9" x 18' 7" (2.37m x 5.67m) At the front of the property is a private driveway, laid to feature brick. There are mature plants and shrubs to either side (Managed by external contractors) and an outside light.

CARPORT

9' 1" x 9' 2" (2.77m x 2.80m) The driveway leads you onto the carport which has a tiled floor, light décor, water tap, door entry intercom system, letter box, doorbell and lights.

LOBBY

11' 8" x 7' 9" (3.57m x 2.37m) Through the front door you will be in the lobby area. With light tiled flooring, and emulsion walls and ceilings, here you will find doors leading to the property entrance and the converted storage room. This useful lobby provides additional security to both the front of the property and the storage room.

STORAGE ROOM

5' 0" x 5' 11" (1.54m x 1.81m) From the Entrance Lobby you will find the Storage room. Fully shelved this storage room has been well planned with power points and ceiling lighting. You will find access to a further lockable storage cupboard within this room. The floor is laid to tiling with emulsion walls and ceilings.

KITCHEN / DINING ROOM

12' 0" x 15' 5" (3.68m x 4.71m) KITCHEN

Modern kitchen with an extensive range of gloss floor and wall cupboards with contrasting wood effect work top. Electric under floor heating with light floor tiles gives this kitchen a modern feel.

APPLIANCES

Integrated appliances include the following:

- AEG Fan Oven and Grill
- Full Height Built In Fridge Freezer
- Bosch Dishwasher
- Stainless steel sink with mixer tap
- Ceramic Hob
- Feature Extractor Hood with Stainless Steel Splashback and Extractor Hood



DINING AREA

In the Dining area you will find ample space for a table and chairs. This area is lit by ceiling downlighters and heated by the under-floor heating system

This property boasts views of the marina and waterside garden through the double-glazed doors and windows.

BEDROOM 3 / STUDY

10' 3" x 5' 10" (3.14m x 1.79m) Bedroom 3 is offered neutrally decorated with neutral carpet. This room has a window to the front aspect of the property with wooden blinds enabling natural light to provide a light and airy ambiance to the room. You will find plug sockets, PIR, summer ventilation point, ESWA Ceiling Heating thermostat, telephone point and dimmer controlled ceiling lighting within the room.

CLOAKROOM

7' 5" x 6' 5" (2.28m x 1.97m) This ground floor cloakroom is fitted with a white suite comprising a low level WC, wall mounted sink with white tiled splashback with vanity unit below and a fully tiled shower cubicle. The room is finished with light décor, with a contrasting tiled floor. There is a wall mounted heated towel rail and inset spots to ceiling.

STAIRS TO FIRST FLOOR LANDING

From the ground floor hallway you have wood laminate stairs, white bannisters with wood handrail, emulsioned walls & ceiling and a ceiling light.

LIVING ROOM

15' 5" x 14' 11" (4.72m x 4.55m) With south facing marina views and access to the balcony this room benefits from wall to wall patio doors and as a result is as light and bright as it is practical. You will find laminate flooring, light décor to walls and ceiling, ceiling lights, TV and telephone points, door entry phone system, PIR and Summer Air Ventilation vent. There is ceiling heating throughout the property which means the modern lines of the rooms are not spoilt by radiators and allow for more furnishing options and configurations. Take the double-glazed patio doors to the balcony.



BALCONY

16' 2" x 5' 1" (4.93m x 1.56m) With views stretching across the marina this is a balcony with a view. Panoramic and uninterrupted views across the main marina fairway make this the perfect place to sit and relax and watch the hustle and bustle of marina life. Outside lighting allows you to maximise those summer evenings.

MAIN BEDROOM

13' 3" x 12' 3" (4.04m x 3.75m) With a double-glazed window overlooking the front aspect of the property, the main bedroom has wood laminate flooring. You will find the walls and ceiling to be decorated with light decor and the room has ceiling lighting and heating. In addition, there are two double built in wardrobes for all your storage needs, white sockets and switches throughout, and access to the en-suite.

MAIN BEDROOM ENSUITE

8' 3" x 5' 8" (2.53m x 1.73m) En-Suite with bath and shower screen over, hand wash basin and low level wc. Large frameless mirror and an archway and cupboard storage area.

STAIRS TO 2ND FLOOR LANDING

Taking you from the 1st floor landing to the 2nd floor. Loft Access

BEDROOM 2

15' 5" x 12' 7" (4.72m x 3.84m into eaves) With a velux window overlooking the marina, this bedroom has carpeted flooring, light décor to walls and ceiling and ceiling lighting and heating. There are two double built in "half height" wardrobes for all your storage needs built within the eaves of the bedroom.

BEDROOM 2 ENSUITE

5' 10" x 4' 9" (1.78m x 1.47m) With 1/2 tiled walls and tile effect vinyl flooring this en-suite houses a white suite comprising of a low level WC, mounted basin with mixer taps, and fully tiled shower cubicle with corner wall mounted shelf. In addition, you will find a wall mounted toilet roll holder, wall mounted heated towel rail and ceiling lighting. A Velux window to the front aspect of the property provides natural light to the room.

STORAGE ROOM

15' 5" x 6' 5" (4.72m reducing x 1.97m into eaves) Located on the second floor this property benefits from a further storage room. The room is equipped with ceiling lighting and has had shelves fitted to provide all those storage needs. The water tank and pipe work are located within this room.

GARDEN

36' 1" x 20' 4" (11m x 6.22m) The south facing rear garden, gives nearly all-day sunshine to this property. The larger than usual garden offers privacy as well as panoramic views across the main marina fairway, promoting areas to accommodate all times of the day. Directly from the patio doors you will find a patio area that benefits from a water tap and outside lighting to enable you to maximise those summer evenings.

11 METRE MOORING

11 Metre Mooring - R25

Maximum Length 11.3m and Maximum Beam 5.590

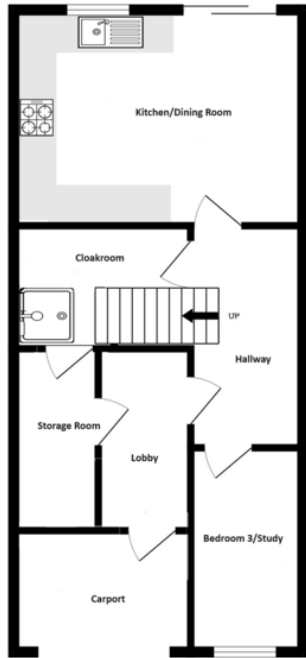
MATERIAL INFORMATION

- Price (£) 750,000
- 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 G
- 100% of the ownership of the property being sold
- Mains Water Supply & Mains Electricity
- Heating - Electric underfloor heating and ceiling heating panels
- Broadband - Fibre available
- Parking- Driveway parking and 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))

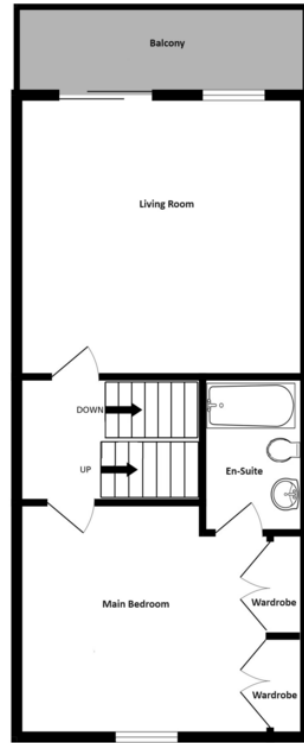




GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



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



2ND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		

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