



Coverack Way

Port Solent, Portsmouth, PO6 4SX

Asking Price Of

£575,000

Immaculately presented 3 Bedroom Marina Town House for sale on the east side of Port Solent Marina with an attached, private, 11 Metre Mooring. No Forward Chain



Property Features

- Three Bedroom Contemporary Property
- Attached Private 11 Metre Mooring
- Modern Kitchen/Breakfast Room
- Cloakroom
- Afternoon/Evening Sun to Rear
- Private Driveway
- Close to Bars and Restaurants
- Immaculately Presented
- No Forward Chain

GENERAL

This fantastic marina home is located in Port Solent, the South Coast's Premier Marina complex, and is situated in Coverack Way, a cul-de-sac, on the far East side of the marina development. The front of the property is well tended by the maintenance company and the property benefits from 11 an metre mooring at the rear. In the Summer months you will get sun all afternoon into the evening and see some beautiful sunsets, from the North West facing rear garden. There is ample separate parking on Coverack Way for visitors, with car parking space for 2 cars on the property. With the Boardwalk only a few minutes' walk away, Port Solent offers an excellent array of bars, restaurants and shops, as well as a David Lloyd gym and multi-screen cinema for that relaxing waterside experience. For the keen yachtsman, the marina basin is only a few minutes' walk from the property and has many moorings available for rent or sale. 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.

DRIVEWAY

Brick Paved Drive with mature planted borders, and an outside light (all external gardening and maintenance is carried out by contractors the cost of which is covered by the service charge)

CARPORT

Secure carport gates lead onto the carport ideal for either parking or secure storage. Tiled floor, light decor, security entry phone, doorbell, light, storage cupboard, water and front door leading to:

GROUND FLOOR

Innovatively designed in the late 90's this home boasts a flexible combination of living space which can easily accommodate the needs of most people, the ground floor is heated by under floor heating, ensuring the contemporary lines of the property are not interrupted by radiators and comprises of the following:

ENTRANCE HALL

Through the front you are met with an entrance hall which is decorated throughout in modern décor with dark wood Amtico flooring. There are doors to the cloakroom and kitchen/dining room as well as the stairs to the first floor.

CLOAKROOM

7' 7" x 3' 2" (2.32m x 0.97m) Modern decor to walls and ceiling, dark wood Amtico flooring and a suite comprising of a low level WC, wall mounted sink with mixer tap and tiled back splash, ceiling lighting and space for a washing machine.

KITCHEN/DINING ROOM

14' 7" x 12' 0" (4.47m x 3.68m) Through the door from the hall you will find a large contemporary kitchen/dining room with patio doors leading to the enclosed garden.

The kitchen has modern decor to walls and ceilings and a dark wood Amtico flooring. The kitchen has a comprehensive collection of white high gloss and etched detail floor and wall units with wood effect work top and matching splash back. Plinth lighting and ceiling downlighters.

Appliances:

Built in Bosch Fridge Freezer

Bosch Double Electric Oven and Grill

Built in Bosch Microwave

CDA Wine Cooler

Built in Bosch Dishwasher

Bosch ceramic hob with Feature Bosch stainless steel and glass extractor hood

Stainless Steel double sink, drainer and mixer tap.

Patio Doors to Marina Side Garden.

GARDEN AND 11 METRE MOORING

This is a private north west facing garden that enjoys all afternoon sunshine which continues well in to the evening (9pm at the height of summer), comprising of low maintenance two tiered paved areas with a private 11 Metre Mooring attached to the foot of the garden. The mooring holds a vessel with a maximum length of 11.3 metres and a maximum beam of 3.225 metres. (Q80)

FIRST FLOOR LOUNGE

18' 3" x 12' 0" (5.58m x 3.68m) This is a good sized room with modern decor to walls and ceiling, light carpet and patio doors to the Marina view balcony. Ceiling lighting and heating.

BALCONY

Through the patio doors is the balcony which enjoys superb water views overlooking the mooring and marina.

Constructed of wood slatted flooring and smoked glass panels along with outside lighting. This is an ideal place to sit and relax and enjoy the marina views.

BEDROOM 3

11' 10" x 6' 7" (3.61m x 2.02m) Bedroom three overlooks the front of the property and has a bright and airy feel. Light décor with neutral carpet, ceiling lighting and heating.

FAMILY BATHROOM

11' 10" x 5' 1" (3.62m x 1.56m) The family bathroom has light floor tiles, light blue coloured tiles to the walls, opaque window letting in light and fresh air to the bathroom. Suite comprising of single shower enclosure, bath with shower attachment over, low level WC and sink with pedestal. Ceiling lighting and heating and a heated towel rail complete this room.

SECOND FLOOR LANDING

Two double storage cupboards with the hot water system, and plenty of storage and shelving space. Carpet and light decor, loft access to the good sized loft space.

MAIN BEDROOM

Overlooking the rear aspect. This large main bedroom benefits from a contemporary, large five door built in wardrobe with plenty of hanging and shelving, decorated with a feature brick effect to one wall and complimented by dark wood Amtico flooring. There is a modern ceiling light fitting and ceiling heating panels. The large window provides plenty of natural light to the room and views of the marina.

MAIN BEDROOM EN-SUITE

This contemporary en-suite has a white suite comprising of a low level WC, walk in double shower cubicle, and a hand basin with pedestal. There are modern black fittings to compliment the look. The room is finished with dark wood Amtico flooring, ceiling down lighters, towel warmer, shaver socket and toilet roll holder.

BEDROOM 2

A generous double bedroom with a large double built in wardrobe, neutral carpet and bright decor to walls and ceiling. There is ceiling lighting and heating with double glazed windows to the front aspect.

MATERIAL INFORMATION

- Price (£) - 575,000
- 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 F
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric underfloor and ceiling heating
- Broadband - Fibre available
- Parking- Driveway 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))



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