



Holywell Drive

Port Solent, PO6 4TB

Offers In Region Of

£525,000

Three/Four bedroom town house located in Holywell Drive at Port Solent. This home has been extensively refurbished by the current owner so this property is key ready. Offering flexible accommodation that could suit generational living or work from home. Book your viewing now to avoid disappointment!



Property Features

- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Kitchen / Breakfast Room
- Downstairs Bedroom/ Living Room
- Three/Four Bedrooms
- Two Ensuite Bathrooms
- Low Maintenance Rear Garden
- Neutral Decor and Flooring
- Driveway Parking
- Flexible Living Accommodation

OVERVIEW

This lovely three/four-bedroom home is situated in Holywell Drive, Port Solent. The house has been extensively upgraded by the current owner to include, new kitchen, upgraded bathrooms, attic conversion, new electrics throughout and new windows including a Velux Cabrio Balcony window to the main bedroom. Offered with driveway parking and not to be missed!

The Boardwalk provides shopping, bars, restaurants, a multi-screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail (Havant Station 15 mins away by car) and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

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

ROOM MEASUREMENTS

ENTRANCE HALL - 5.45M X 1.41 (17' 10" x 4'7")
RECEPTION/BEDROOM - 4.66M X 3.12M (15'3" X 10'2")
WET ROOM - 1.43M X 2.30M (4'8" X 7'8")
KITCHEN/BREAKFAST - 3.57M X 4.68M (11'8" X 15'4")
FIRSTFLOOR LANDING - 3.04M X 2.88M (9'11" x 9'5")
LIVING ROOM - 3.67M X 4.71M (12' 0" x 15'5")
BALCONY - 2.29M X 4.70M (7'6" X 15'4")
BEDROOM 2 - 3.50M X 2.76M (11'5" X 9'0")
EN SUITE - 2.04M X 1.46M (6'8" X 4'9")
BEDROOM 3 - 3.49M X 1.84M (11'5" X 6'0")
SECOND FLOOR LANDING - 0.86M X 0.90M (2'9" x 2'11")
MAIN BEDROOM - 7.05M X 3.61M (23'1" X 11'10")
EN SUITE - 1.75M X 1.80M (5'8" X 5'10")
REAR GARDEN

PROPERTY DESCRIPTION

Upon entering the property, you are greeted by a light and airy hallway which really sets the tone for the rest of the property.

The ground floor offers a reception room which could be used as an extra bedroom or another living room/study with neutral colour scheme and built in shelving. In the hallway you will find stairs leading to the first floor and doors leading to ground floor shower room and kitchen/dining room. The shower room which has been tastefully decorated with coordinated tiling and flooring and includes white modern sanitary ware with wall hung basin with vanity drawer underneath and a rain style shower head.



The fully fitted kitchen and dining area are located at the rear of the property and provide a wonderful space for entertaining guests or enjoying family meals. The cream shaker style kitchen has integral appliances, to include electric double oven and hob, fridge/freezer, dishwasher and washing machine, ample worktop space and plenty of storage options. Large sliding patio doors open onto the back garden, offering seamless indoor-outdoor living during the warmer months.

From the first floor landing you will find double doors that lead into the lounge. This room benefits from lots of natural light due to the large UPVC patio doors which open onto a recently extended balcony. A great place to sit and enjoy the sunshine and watch the world go by. This floor offers a double bedroom which has a cleverly designed ensuite shower room which is accessed via one side of the built in wardrobes. There is a further good size single room.

From the first floor landing you will find stairs to the second floor where you will find the main bedroom suite which is a light and spacious room with a stunning feature Velux cabrio balcony window. The room has been thoughtfully designed to provide an area for the bed and a separate area which can be used as a place to sit and relax or to add additional storage. There is a built in fire and built in wardrobe for your convenience. Door leading to a further ensuite which is designed as a wet room with fully tiled walls, Velux window and white sanitary ware.

To the rear of the property there is a low maintenance garden offering patio area with a pergola and raised flower beds to the sides.



MATERIAL INFORMATION

- Price (£) - 525,000
- Tenure – Freehold
- Annual Estate Management Charge (£) 1078.45
Reviewed February, yearly)
- Council tax band (England, Wales and Scotland) - Band E
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Underfloor And Ceiling Heating
- Broadband - Fibre available
- Parking- On Driveway
- 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)
- Accessibility- Step Up To Front Door And Accommodation
On 3 Levels

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE 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.







Floor 0



Floor 1



Floor 2



Approximate total area^m

1251.51 ft²
116.27 m²

Balconies and terraces

103.66 ft²
9.63 m²

Reduced headroom

88.06 ft²
8.18 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port Solent, Portsmouth, Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
 02392 373 446