



Tintagel Way

Port Solent, Portsmouth, PO6 4SS

Asking Price Of

£560,000

A well-presented three-bedroom townhouse in the sought-after Port Solent, featuring a recently fitted modern kitchen with integrated appliances. The property offers a main bedroom with ensuite, additional shower room, family bathroom, and cloakroom. Benefits include two balconies, a rear garden with a private 11-metre mooring, plus a garage and driveway. Ideal for waterside living. Viewing advised to see all that this property has to offer.



Property Features

- THREE BEDROOMS
- BRAND NEW KITCHEN
- MOORING TO THE REAR GARDEN
- SOUTH FACING
- GARAGE AND DRIVEWAY
- TWO BALCONIES
- GAS CENTRAL HEATING
- CLOSE TO PORT SOLENT BOARDWALK
- EN SUITE TO MAIN BEDROOM
- VIEWING IS HIGHLY RECOMMENDED

OVERVIEW

A well-presented three-bedroom townhouse located in the highly sought-after Port Solent, within easy reach of its popular marina, restaurants, bars, and leisure facilities. The property features a recently fitted modern kitchen with integrated appliances, a main bedroom with ensuite, additional shower room, family bathroom, and cloakroom. Further benefits include two balconies, a rear garden with a private 11-metre mooring, plus a garage and driveway, offering an exceptional waterside lifestyle.

PROPERTY DESCRIPTION

Situated in the highly sought-after Port Solent, this beautifully presented three-bedroom townhouse is located along Tintagel Way and offers waterside living with the rare benefit of a private 11-metre mooring at the bottom of the rear garden.

The property features a recently fitted, contemporary kitchen, stylishly finished in grey with light-coloured worktops and a full range of integrated appliances including hob, oven, extractor, fridge/freezer and dishwasher. The kitchen flows seamlessly into the living areas, creating a practical and modern space ideal for everyday living and entertaining.

The accommodation is arranged over multiple floors and includes a spacious main bedroom with ensuite, a well-appointed family bathroom, a separate shower room, and an additional cloakroom, offering excellent flexibility for families and guests alike. Bedroom two benefits from direct access to its own private balcony, while the lounge opens onto a second balcony, providing attractive outdoor spaces to relax and enjoy the surroundings and marina views.

To the rear, the property boasts a private garden leading directly to the 11-metre mooring, perfect for boating enthusiasts seeking immediate water access. Further benefits include a garage and driveway, providing convenient off-road parking.

This superb home combines modern living, generous accommodation, and an exceptional waterside lifestyle in one of Port Solent's most desirable locations.



ROOM MEASUREMENTS

HALLWAY - 18' 10" x 3' 5" (5.74m x 1.04m)
KITCHEN/DINER - 13' 8" x 11' 11" (4.17m x 3.63m)
LANDING - 5' 11" x 3' 0" (1.8m x 0.91m)
BEDROOM - 13' 6" x 12' 0" (4.11m x 3.66m)
BALCONY - 3' 10" x 12' 9" (1.17m x 3.89m)
CLOAKROOM - 6' 1" x 2' 6" (1.85m x 0.76m)
LIVING ROOM - 13' 8" x 12' 0" (4.17m x 3.66m)
BALCONY - 12' 9" x 6' 5" (3.89m x 1.96m)
SHOWER ROOM - 6' 3" x 2' 6" (1.91m x 0.76m)
LANDING - 9' 1" x 2' 10" (2.77m x 0.86m)
BEDROOM - 7' 1" x 12' 0" (2.16m x 3.66m)
BATHROOM - 6' 3" x 5' 10" (1.91m x 1.78m)
MAIN BEDROOM - 11' 7" x 12' 0" (3.53m x 3.66m)
EN SUITE - 8' 7" x 2' 6" (2.62m x 0.76m)
GARAGE - 16' 7" x 8' 1" (5.05m x 2.46m)

MATERIAL INFORMATION

- Price (£) - £560,000
- Tenure – Freehold
- * Mooring Leasehold - 112 years remaining- Annual Service Charge £455.47 reviewed (February)
- Annual Estate Management Charge (£) 1064.86 (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 - Gas Central Heating
- Broadband - Fibre available
- Parking- 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- On Three Levels

Stamp Duty Land Tax

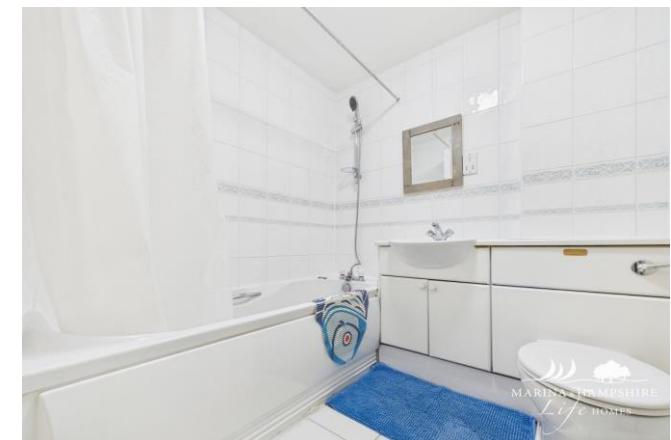
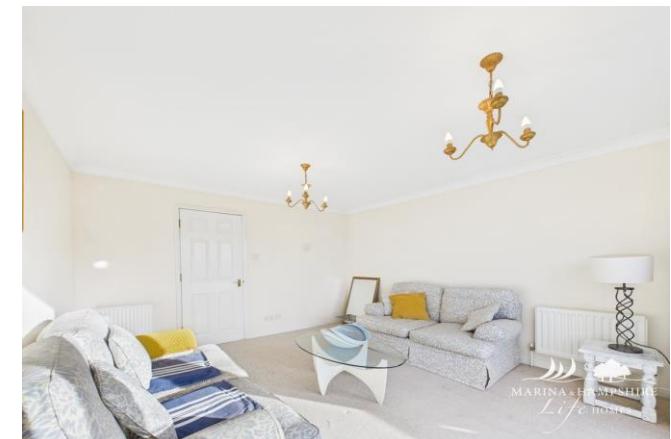
Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

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.







Score	Energy rating	Current	Potential
92+	A		86 B
81-91	B		
69-80	C		
55-68	D	66 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 are 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