



Coverack Way

Port Solent, Hampshire, PO6 4SX

4 Bedroom Town House

RENT

£1,850 pcm

Property Features

- Quiet Cul-de-sac Location with Private Mooring
- Good Size Marina Side Garden
- 4 Bedrooms - 2 En-Suite
- Private 11 Metre Mooring
- Living Room with Marina Views
- Kitchen/Dining Area
- Utility/Shower Room
- Close to Bars & Restaurants

Full Description

OUTSIDE

Located in the heart of Port Solent, this property's garden faces north west and therefore has the benefit of sunshine throughout the evening. There is a fenced and secure patio area directly outside the kitchen patio doors, with outside lighting, water and electricity, stepping down to a lower patio area adjacent to the private 11 metre mooring at the foot of the garden.

For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a marina environment. Port Solent is only a 30 minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep.

With the bars and restaurants of The Boardwalk only a couple of minutes walk away, this property will make the perfect lifestyle home for both you and your boat.

DRIVEWAY & CARPORT

You approach the property from Coverack Way where you are met with off road parking in a quiet cul-de-sac location, with visitor parking immediately opposite the property.

There is the addition of a secure gated carport to the front of the property with storage cupboards, intercom, water and electricity.

HALLWAY

Through the front door into the hallway, you will find doors to the kitchen/Dining Area, Utility/Shower Room, Bedroom 4, Storage Cupboard and stairs to the 1st floor.

You will find carpet to the ground floor, bright decor throughout, with ceiling lighting and heating, doorbell, alarm system and PIR.

BEDROOM 4

10' 10" x 5' 6" (3.32m x 1.69m) With a double glazed window facing the front aspect of the property bedroom 4 is a good sized single room with carpet underfoot, bright decor, dark wood venetian blind, ceiling lighting and heating.



STORAGE CUPBOARD

Storage cupboard with ample space for hanging and storage.

STAIRS TO FIRST FLOOR LANDING

From the 1st floor landing you will find the Living Room, Bedroom 3 and Bedroom 2. The stairs and landing are carpeted with walls and ceilings painted to a neutral colour.

KITCHEN/DINING ROOM

15' 4" x 11' 6" (4.69m x 3.52m) This well equipped kitchen/Dining area leads on from the hallway and has the added benefit of a breakfast bar.

Boasting an extensive range of gloss white wall and floor units with contrasting light grey work top, ceramic tiled splash back along with vinyl flooring underfoot.

The range of fitted appliances is extensive and consists of:

- Zanussi built-in fridge freezer
- Zanussi Double Oven and Grill
- Zanussi Ceramic Hob with Extractor Hood
- Built-in Zanussi Dishwasher

Finished with ceiling downlighters and ceiling heating, 1 1/2 bowl white composite sink, alarm PIR, TV and telephone points, with double glazed window and patio doors overlooking the Garden.

UTILITY/SHOWER ROOM

Vinyl underfoot, fully tiled shower cubicle with electric power shower, Low Level WC, wall mounted basin, shaving point, ceiling heating, Bosch washing machine. Emulsioned walls with white painted ceiling, and ceiling lighting.

MARINA GARDEN AND 11 METRE MOORING

24' 0" x 15' 11" (7.34m x 4.87m) Backing directly onto the marina this garden offers security as well as views across Port Solent Marina and as far as the chalk cliffs of Portsdown.

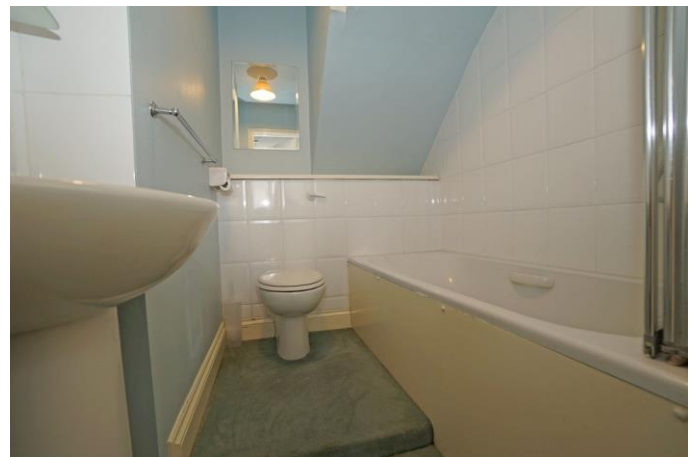
At the foot of the garden is an 11 metre mooring for the exclusive use of the tenants of this property (subject to license fees) just imagine stepping off your back garden and straight onto your boat.

The marina offers both vessel and owner safety and security in a modern marina environment.

Port Solent marina is a locked marina with 24/7 access through the lock and the availability to fuel 24/7

The garden faces North West and therefore enjoys the sun in the evening to both the top and bottom tiers.

The garden is split into two levels with the top level being fenced and gated adding a good level of safety.





With the addition of lighting, electricity, water and a large storage unit, this is a great place to sit, relax and watch the world go by.

LIVING ROOM

15' 5" x 12' 0" (4.70m x 3.66m) Off the landing you will find this good sized living room with double glazed patio doors and side window, onto the balcony.

This room is as spacious as it is practical and yet still retains that warmth and charm. Light, bright and airy, this room has carpet underfoot with light decor throughout and has the added benefit of ceiling heating and ceiling lighting, and neutral curtains. Coving, TV point and door entry intercom complete this comfortable living space. Through the Patio Doors you will find the balcony with views overlooking the marina.

MARINA FACING BALCONY

15' 5" x 4' 11" (4.70m x 1.50m) Patio doors lead onto the balcony which stretches across the full width of the property with magnificent views of the quiet marina cul-de-sac and views across the marina. The balcony has outside lighting.

The balcony feels like an extension to the main living room as it has decked flooring and lighting.

BEDROOM 3

11' 4" x 6' 0" (3.46m x 1.85m) Bedroom 3 is a single bedroom overlooking the front aspect of this property; it has carpet underfoot with light decor to the wall and ceilings. There is ceiling heating and lighting along with curtains.

BEDROOM 2

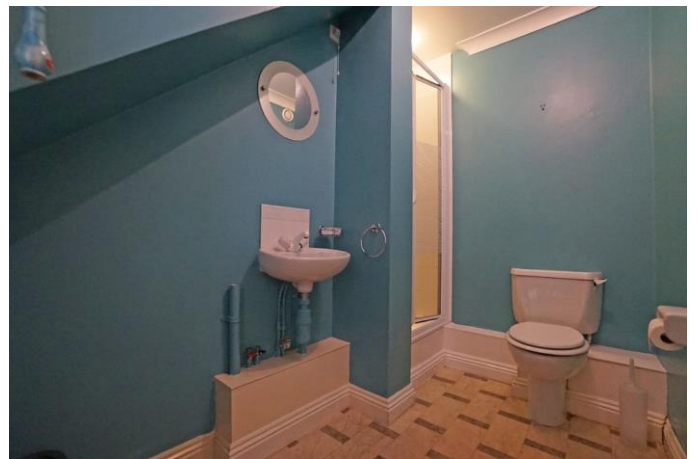
11' 4" x 9' 1" (3.46m x 2.78m) A double room with a large triple window overlooking the front aspect of this property, with carpet, light decor, curtains and voile to the window this is a warm and bright room. Finished with TV and telephone points, ceiling lighting and heating.

BEDROOM 2 ENSUITE

6' 5" x 4' 10" (1.98m x 1.48 into bath) Off of bedroom 2 is the ensuite which enjoys a modern white suite comprising of a bathe with shower screen and shower over, built in low level WC and wall mounted sink with splash back. Ceiling lighting and heating, shaver point and frameless mirror.

AIRING CUPBOARD

Housing the hot water system and shelving



STAIRS TO 2ND FLOOR LANDING

From the 1st floor landing you take the door and stairs to the private 2nd floor master suite. The stairs and landing are carpeted and have painted walls, and ceilings. The stairs rise to open plan entrance to the master suite.

MASTER BEDROOM

19' 11" x 12' 1" (6.08m x 3.70m) Nestled in the roof space of this house is the master bedroom suite comprising the bedroom and en-suite.

The master bedroom is a large room which enjoys dual aspect and therefore lots of light through the three Velux windows in the roof. This room is full of character and has the practicality of two double built in wardrobes, eaves storage and loft access for those all-important storage needs. Ceiling lighting, modern off peak panel heaters, smoke alarm light decor and carpet underfoot complete this superbly presented master bedroom.



MASTER BEDROOM ENSUITE

5' 7" x 4' 11" (1.71m x 1.52m) Offering an enclosed shower cubicle, low level WC, sink with pedestal, ceiling light and carpet underfoot this is the perfect addition to any master bedroom. There is a shaver socket and eaves storage. The Velux window allows in a vast amount of light and the radiator/towel warmer will keep this room warm in winter.



GENERAL

Council Tax Band F

Deposit 5 Weeks Rent with a Holding Deposit of 1 Week Rent

No Smokers or Sharers

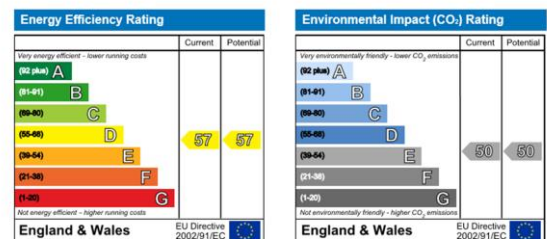
12 Month Let

PORT SOLENT, PORTSMOUTH

Provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments. 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 and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

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.



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

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