MARINA Life HOMES



Carbis Close, Port Solent Marina

Portsmouth, PO6 4TW

RENT

£2,400 pcm

5-bedroom family unfurnished town house. Rarely available this property is one not to be missed. Located close to the popular Boardwalk which includes a variety of shops, a cinema, bars and restaurants. HMOs not permitted.









Property Features

- 5 Bedroom House with 4 Ensuites
- Modern throughout
- Lounge with Balcony
- Kitchen / Dining Room
- Carport & Driveway
- Electric Heating
- Close to Bars and Restaurants
- Enclosed Garden

Full Description

PORT SOLENT
This fantastic family home is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the quite west side of the marina development.

What makes this home unique is its location - set in a quiet cul-de-sac with a tranquil and protected rear garden.

For the yachtsman Ports Solent is an ideal location with easy access to moorings, be that for purchase or rental.

The marina is accessed via a 24/7 manned lock, which 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 lifestyle destination and with The Boardwalk, Port Solent's relaxing waterside experience, where you can eat, shop or take in a movie only a few minutes walk away, this property location couldn't be any better.

DRIVEWAY & CARPORT
At the front of the property is a private driveway leading to the carport. An outside light, doorbell, letter box and access to the carport. Carbis Close is in the heart of Port Solent and is therefore quiet to passing traffic. There is also the added benefit of visitor parking close by.

The carport has tiled flooring, outside lights, wall cupboards, a storage cupboard, water, power, doorbell and door entry system.

GROUND FLOOR

KITCHEN / DINING ROOM
12' 0" x 14' 11" (3.67m x 4.55m) The kitchen comprises of a fully fitted kitchen with large dining space for the dining room table and chairs. The kitchen is light in design with a contrasting dark work top

The kitchen comes with the following appliances:
Under Counter Fridge & Freezer
Electric Oven
Electric Hob
Microwave

The room is finished with ceiling lights, underfloor heating and ceiling heating.







CLOAKROOM
7' 9" x 3' 3" (2.37m x 1.01m) Light tiled flooring, low level WC, basin ceiling heating controller, under floor heating, space under stairs fora washer/dryer, plus part tiled walls and light painted walls, ceiling, and ceiling lighting.

FIRST FLOOR

BEDROOM 2
11' 7" x 9' 0" (3.55m x 2.75m) Located on the first floor, this double bedroom has light coloured walls, curtains and carpet, UPVC double glazed windows and ceiling lighting.

BEDROOM ENSUITE
The en suite consists of a single shower enclosure with mains shower, WC and hand basin. The shower room is finished with light coloured flooring, White wall tiles and chrome rails and shelving.

LOUNGE
Light carpet and light decor throughout, along with the patio doors to the balcony, make this a very bright and warm room. This room comes complete ceiling heating and lighting, smoke detector, security phone and TV/Telephone points.

BALCONY
From the living room you can walk out onto the balcony. Big enough to accommodate a table and chairs, this is the ideal place to sit, relax and enjoy marina living. Constructed of brick sides, slatted wooden flooring and smoked glass panels.







SECOND FLOOR

BEDROOM 3
9' 11" x 11' 7" (3.03m x 3.54m) Good sized double bedroom with neutral décor, carpets and finished with UPVC Double glazed window and a built-in wardrobe.

BEDROOM ENSUITE
5' 4" x 4' 11" (1.63m x 1.52m) Light and bright en suite consisting of a shower cubicle with mains shower, WC and basin with Chrome taps. The en suite is finished with light coloured flooring and White tiles to walls.

MAIN BEDROOM
15' 11" x 12' 0" (4.86m x 3.68m) This large main bedroom is located on the second floor to the front of the property. The bedroom is painted in light colours and has light brown carpet. There are also built-in wardrobes with sliding doors and a UPVC Double Glazed window. The bedroom is finished with light curtains, chrome ceiling light and white switches and sockets.

MAIN BEDROOM ENSUITE
3' 11" x 6' 6" (1.21m x 1.99m) Conveniently located off the main bedroom, the en suite has light brown carpet and white tiles to wall. The en suite consists of a WC, double shower enclosure with mains shower, basin and heated towel rail.

STORAGE AND AIRING CUPBOARD
Located off the landing on the second floor these two handy store cupboards would meet most storage needs.

THIRD FLOOR

BEDROOM 4
11' 5" x 8' 3" (3.49m x 2.52m) The original loft space has been carefully developed to produce this small double bedroom with built in storage. The bedroom has two windows which allows lots of natural light to flood the room, light carpet and light-coloured painted walls.

SHOWER ROOM
9' 1" x 2' 5" (2.77m x 0.74m) The shower room services the 4th bedroom and consists of a single shower enclosure with mains shower, WC and hand basin. The shower room is finished with light coloured flooring, White wall tiles, double glazed window and chrome rails and shelving.

BEDROOM 5
15' 7" x 5' 6" (4.77m x 1.70m) The original loft space has been carefully developed to produce this small double bedroom with built in storage and ensuite. The bedroom has two windows which allows lots of natural light to flood the room, light carpet and light-coloured painted walls.

BEDROOM ENSUITE
8' 1" x 2' 5" (2.47m x 0.75m) The en suite consists of a single shower enclosure with mains shower, WC and hand basin. The shower room is finished with light coloured flooring, White wall tiles, double glazed window and chrome rails and shelving.

GARDEN
The easy maintenance garden consists of a paved area to front and raised borders to sides with shingle to centre.

















GARDEN

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MATERIAL INFORMATION

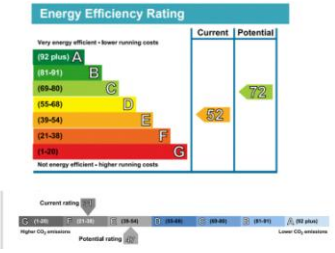
*Rental Price – £2400 pcm
*Holding Deposit – One Weeks Rent (£)553.84
*Security Deposit – Five Weeks Rent (£)2769.23
*Council Tax Band - F - Portsmouth City Council
*Property Construction – Brick and Timber Framed
*Electricity Supply – Mains
*Water and Sewerage – Mains
*Heating – Electric underfloor heating and ceiling heating panels
*Broadband – Fibre to cabinet
*Mobile Signal – ADSL Fibre Checker (openreach.com)
*Parking – Car port and Driveway parking
*Restrictions – Subject to management company covenants No HMO's allowed
*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
*Accessibility - Accommodation arranged over 4 floors

VIEWING 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.







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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