



Cadgwith Place

Port Solent, PO6 4TD

Three Bedroom Town House with Carport and Driveway

RENT

£1,550 pcm

Property Features

- Modern Kitchen
- Neutral decoration
- End Of Terrace
- Modern Garden
- South Facing Balcony
- Carport & Driveway
- Double Glazed
- Available April
- Close to Bars & Restaurants

OVERVIEW

This well-presented three-bedroom townhouse is situated in the highly sought-after Cadgwith Place within Port Solent, offering a fantastic blend of coastal living and modern convenience.

Port Solent is a vibrant marina development known for its waterfront setting, relaxed lifestyle, and excellent range of amenities. Residents can enjoy a variety of popular restaurants, bars, and cafés, as well as a cinema and leisure facilities, all within walking distance. The marina itself provides a picturesque backdrop, ideal for waterside walks and outdoor dining.

The property is ideally located for transport links, with easy access to the A27 and M27, making it perfect for commuters travelling to Portsmouth, Southampton, and beyond. Nearby train stations, including Cosham Railway Station, offer direct services to London and other major destinations.

Families will appreciate the selection of well-regarded local schools, while the surrounding area also benefits from beautiful coastal walks, nearby parks, and easy access to the wider Hampshire countryside.

This property is ideal for professionals, couples, or families seeking a comfortable home in a desirable waterside location with excellent amenities and connectivity.



PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac and approached via Cadgwith Place, this well-presented property benefits from off-road parking for two vehicles, with additional visitor parking nearby. The front of the home features a tiled carport with a useful storage cupboard, outside lighting, water outlet, doorbell, and letterbox.

Upon entering, the welcoming hallway provides access to the kitchen/dining room, cloakroom/shower room, bedroom three, a storage cupboard, and stairs to the first floor. The hallway is finished with wood laminate flooring and modern, neutral décor, with underfloor heating throughout the ground floor.

The kitchen/dining room is a stylish and well-equipped space, featuring a range of cream wall and base units, marble-effect worktops, and tiled splashbacks. Integrated appliances include a NEFF oven and grill, ceramic hob with extractor, dishwasher, and full-height fridge freezer. The room also benefits from a breakfast bar, spotlighting, and patio doors opening onto the garden.

Also on the ground floor is a contemporary cloakroom/shower room, complete with a shower cubicle, WC, wash basin with vanity storage, and space for a washing machine.

Bedroom three is a well-proportioned single room overlooking the front aspect, finished with neutral décor and carpeting.

To the first floor, the landing leads to a spacious living room, two further bedrooms, and the family bathroom. The living room is bright and airy, with patio doors opening onto a generous south-facing balcony that spans the width of the property-ideal for outdoor relaxation.

The principal bedroom is a comfortable double room with built-in wardrobes, while bedroom two is a good-sized single room, also benefiting from built-in storage.

The family bathroom is finished in a clean, modern style, comprising a bath with shower over, WC, wash basin, and a heated towel rail.

Externally, the property enjoys a larger-than-average, fully enclosed garden, mainly laid to patio and shingle, with a wooden shed, outside lighting, and water tap.



ROOM MEASUREMENTS

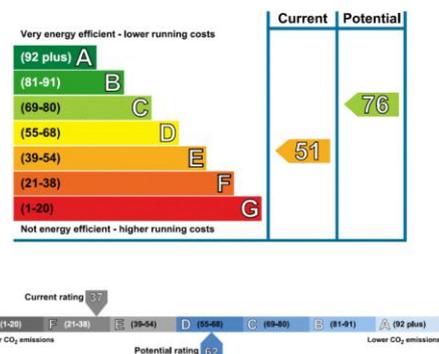
HALLWAY - 10' 11" x 7' 8" (3.35m x 2.34m)
SHOWER ROOM - 7' 8" x 6' 4" (2.34m x 1.95m)
BEDROOM THREE - 10' 11" x 5' 7" (3.33m x 1.71m)
KITCHEN/DINING ROOM - 15' 5" x 11' 11" (4.71m x 3.65m)
LIVING ROOM - 15' 5" x 12' 0" (4.70m x 3.67m)
BALCONY - 13' 5" x 4' 11" (4.11m x 1.50m)
MAIN BEDROOM - 11' 6" x 9' 0" (3.51m x 2.76m)
BEDROOM TWO - 11' 8" x 6' 0" (3.58m x 1.84m)
FAMILY BATHROOM - 7' 8" x 4' 10" (2.35m x 1.48m)

GENERAL INFORMATION

- *Rental Price – £1550.00 pcm
- *Holding Deposit – One Weeks Rent (£)357.69
- *Security Deposit – Five Weeks Rent (£)1788.46 (Including the Holding Deposit)
- *Length of Tenancy – 12 months minimum
- *Council Tax Band - D
- *Property Construction – Brick and Timber Frame
- *Electricity Supply – Mains Electric
- *Water and Sewerage – Mains
- *Heating – Electric under floor and ceiling heating panels
- *Broadband – Fibre to cabinet
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Carport and Driveway
- *Restrictions – Subject to Management company restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility - Accommodation arranged over 2 floors

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.



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