



Carne Place

Port Solent, Portsmouth, PO6 4SY

Asking Price Of

£475,000

A stylish three-bedroom townhouse in the highly sought-after Carne Place at Port Solent, boasting stunning marina views and a rare remote 11m mooring. The home features a modern kitchen-diner opening to a waterside garden, a first-floor lounge with balcony, a main bedroom with en-suite, two further bedrooms, upgraded bathrooms, and off-road parking with carport. Perfect for premium waterside living and boating enthusiasts.



Property Features

- Townhouse in a quiet Location
- Private Enclosed Garden
- Three Bedrooms
- Main Bedroom with Modern En suite
- Modern Family Bathroom
- Lounge with patio doors to Balcony
- Private Parking plus Carport
- Double glazed throughout
- Remote 11 metre Mooring

OVERVIEW

Set within the sought-after Carne Place in Port Solent, this well-presented three-bedroom townhouse offers an exceptional waterside lifestyle, complete with an 11-metre remote mooring. The property is neutrally decorated throughout, creating a light and versatile living space ready to move into. To the front, a car port and private driveway provide convenient off-road parking, while to the rear, the home truly comes into its own with stunning marina views enjoyed from both the garden and the balcony, which is accessed directly from the lounge. Well-proportioned accommodation is arranged over multiple levels, making this an ideal home for those seeking flexible living, whether as a main residence or a coastal retreat, all within easy reach of Port Solent's vibrant marina, restaurants, and amenities.

PROPERTY DESCRIPTION

A beautifully presented three-bedroom townhouse, ideally positioned in the sought-after Carne Place at Port Solent, enjoying direct marina views and the rare benefit of a remote 11-metre mooring-perfect for the boating enthusiast.

The property is approached via a private driveway with carport parking, while to the rear a charming, partially decked garden provides a peaceful setting overlooking the marina.

On the ground floor, a modern kitchen-diner forms the heart of the home. Thoughtfully designed, it features an electric oven and hob, integrated dishwasher, and space for a fridge freezer. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. A stylish cloakroom, upgraded by the current owner, offers space for a washing machine and includes a contemporary vanity unit with integrated basin, all finished in neutral tones.

The first floor accommodates a generous double second bedroom with built-in mirrored wardrobes, alongside a bright and inviting lounge. The lounge benefits from patio doors opening onto a private balcony, offering attractive marina views and an ideal space for relaxing or entertaining.

The top floor hosts the main bedroom suite, providing a peaceful retreat. The upgraded en-suite shower room is finished in elegant neutral tones and comprises a shower cubicle, vanity basin with storage, and an illuminated mirror.



A third bedroom, currently utilised as a home office, offers flexibility for a guest room or nursery. Completing this level is the main bathroom, also upgraded, featuring a separate shower cubicle, vanity storage beneath the basin, and a chrome heated towel rail.

This exceptional townhouse combines modern accommodation with waterside living, marina views, off-road parking, and the significant advantage of a remote 11-metre mooring, making it an ideal home for boating enthusiasts and those seeking a premium lifestyle at Port Solent.

ROOM MEASUREMENTS

HALLWAY - 6' 7" x 4' 3" (2.01m x 1.3m)

CLOAKROOM - 3' 3" x 6' 6" (0.99m x 1.98m)

KITCHEN/DINER - 14' 3" x 12' 1" (4.34m x 3.68m)

TERRACE - 10' 9" x 12' 4" (3.28m x 3.76m)

FIRST FLOOR LANDING- 6' 2" x 8' 8" (1.88m x 2.64m)

BEDROOM TWO - 11' 2" x 9' 8" (3.4m x 2.95m)

LIVING ROOM - 17' 9" x 11' 1" (5.41m x 3.38m)

BALCONY - 5' 0" x 12' 3" (1.52m x 3.73m)

SECOND FLOOR LANDING - 6' 3" x 6' 11" (1.91m x 2.11m)

MAIN BEDROOM - 13' 5" x 12' 1" (4.09m x 3.68m)

EN SUITE - 3' 10" x 6' 7" (1.17m x 2.01m)

BATHROOM - 10' 6" x 5' 0" (3.2m x 1.52m)

BEDROOM THREE - 11' 2" x 6' 7" (3.4m x 2.01m)

CARPORT

14' 5" x 12' 1" (4.39m x 3.68m)

REMOTE MOORING

S7- 11 Metre Mooring



GENERAL INFORMATION

- Price (£) - 475,000
- Tenure – Freehold for House
- Leasehold for Mooring -112 years remaining
- Annual Estate Management Charge (£) 1064.86 for the house (reviewed February, yearly)
- Annual mooring service charge amount (£) 455.47
- Mooring Service Charge Review Period – February Annually
- Estate Management Review Period – February Annually
- Council tax band (England, Wales, and Scotland) - Band F
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric underfloor heating and ceiling heating. panels
- Broadband - Fibre available
- Parking- Driveway and car port parking
- 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 - Accommodation over 3 floors

Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

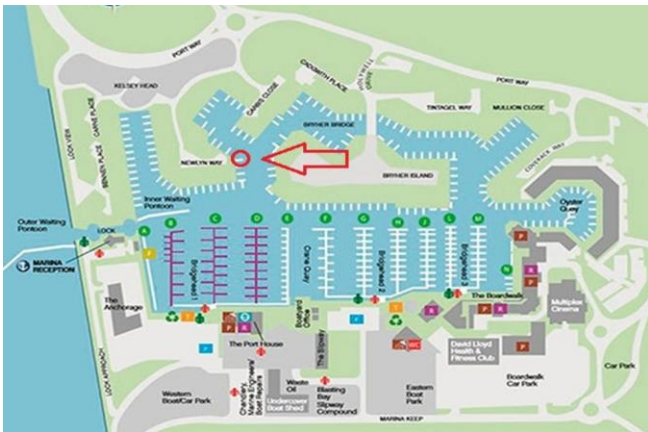
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA 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.







Floor 2



Approximate total area^(b)

1196 ft²111 m²

Balconies and terraces

204 ft²19 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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 and 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