



## Sennen Place

Port Solent, Portsmouth, PO6 4SZ

Asking Price Of

**£725,000**

Beautifully presented three bedroom townhouse with garage in separate block and 11 metre mooring at the end of the garden, situated in Sennen Place, Port Solent. Fully refurbished throughout and with stunning marina views - this property is one not to be missed!! No Forward Chain.



# Property Features

- Beautiful Views Up The Marina Fairway
- Three Bedroom Townhouse
- Driveway Parking
- Stunning Kitchen/Dining Room
- En Suite to Main Bedroom
- Utility Room
- Garage in Separate Block
- Bifold Doors to Garden and Balcony
- No Forward Chain!
- Call to Arrange a Viewing Today

## OVERVIEW

Located in Sennen Place, Port Solent marina, this beautifully refurbished three-bedroom townhouse with garage, benefits from stunning views right up the marina fairway and also has the added benefit of an 11-metre mooring and is situated right next to the Lock. Neutrally decorated and presented to a high standard it needs to be viewed to appreciate all it has to offer.

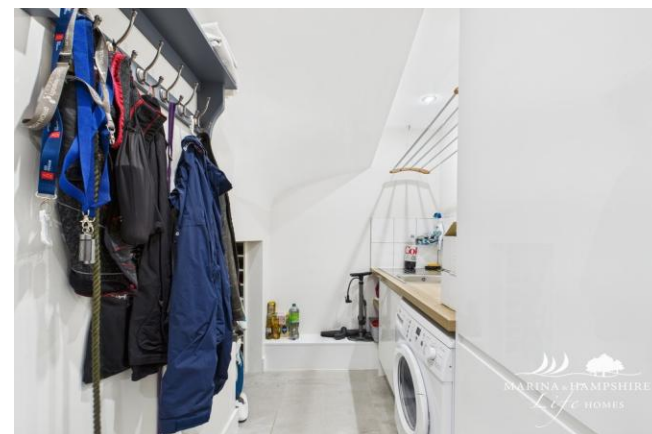
For the yachtsman, Premier Marina, Port Solent is the perfect destination, and the property comes with a private mooring at the foot of the garden and located next to the manned lock and protection of a marina environment.

Port Solent is conveniently situated with easy access to M27 and A3 motorways, as well as close to Portchester train station. The marina itself offers a variety of restaurants, bars and shops, as well as an Odeon cinema and David Lloyd Leisure Centre.

Offered with No Forward Chain - Call Today to Arrange Your Viewing!

## ROOM MEASUREMENTS

CARPORT - 1.96m x 2.51m (6' 5" x 8' 2")  
HALLWAY - 4.79m x 1.39m (15' 8" x 4' 6")  
CLOAKROOM - 0.90m x 1.95m (2' 11" x 6' 4")  
UTILITY ROOM - 1.52m x 2.13m (4' 11" x 6' 11")  
KITCHEN/DINING ROOM - 5.66m x 3.68m (18' 6" x 12' 0")  
FIRST FLOOR LANDING - 1.90m x 2.72m (6' 2" x 8' 11")  
LIVING ROOM - 5.65m x 3.71m (18' 6" x 12' 1")  
BALCONY - 1.72m x 3.67m (5' 7" x 12' 0")  
BEDROOM TWO - 3.66m x 2.97m to W'drobe (12' 0" x 9' 9")  
SECOND FLOOR LANDING - 1.88m x 2.11m (6' 1" x 6' 11")  
AIRING CUPBOARD AND STORAGE CUPBOARD  
BEDROOM THREE -  
BATHROOM - 3.64m x 1.57m (11' 11" x 5' 1")  
MAIN BEDROOM - 3.57m x 3.69m (11' 8" x 12' 1") plus entry corridor and wardrobe  
EN SUITE - 1.95m x 1.90m (6' 4" x 6' 2")  
REAR GARDEN - 6.01m x 3.79m (18' 7" x 12' 5")  
11 METRE MOORING  
GARAGE IN SEPARATE BLOCK



## PROPERTY DESCRIPTION

Stunning 3-Storey Townhouse in Port Solent with 11m Mooring and Garage in separate block.

Beautifully presented and finished to a high standard throughout, this spacious 3-storey townhouse is ideally situated in the lovely quiet Sennen Place. The property has been upgraded throughout to include refurbished kitchen and bathrooms, bifold to kitchen and living room and new French doors to bedroom. A new hot water tank, underfloor heating, new decor and flooring throughout. Boasting an 11-metre private mooring directly accessible from the rear garden, this home is perfect for boating enthusiasts and those seeking luxury waterfront living.

You access the ground floor of the property via the driveway and through secure wrought iron gates which lead to the entrance. Once through the front door, you are struck by the clean lines and contemporary finish which flow throughout the property. From the entrance hall you will find stairs to the first floor and doors leading to the ground floor cloakroom, utility room kitchen/breakfast room.

The kitchen/dining room is fitted with a range of contemporary wall and floor cupboards and has high spec built in Neff appliances and a Quooker constant hot water tap fitted over the sink. There are floor to ceiling bi-fold doors which lead out onto the garden and 11 meter mooring beyond. From the East facing garden you have stunning open views all the way up the marina fairway and the current owner fitted decking made from sustainable Brazilian hard wood and also fitted a remote control canopy to provide shade if required.



On the first floor you will find a good size double bedroom with a range of contemporary fitted built in wardrobes for all your storage needs. The first floor living room is finished with neutral decor and oak wooden flooring. Another bifold door takes you out onto the balcony, where you can sit and enjoy the marina views and watch the boats coming in and out of the marina through the Lock.

On the second floor there is a good size single room, which is currently used as an office, the bathroom and the main bedroom and ensuite. The bathroom has been fully refitted and is fully tiled to walls and floor with white contemporary sanitary ware to include large walk-in shower, wall hung sink over vanity unit and bath.

The large main bedroom has French doors and Juliet balcony offering lovely views of the marina, a built-in sliding wardrobe and is finished with neutral decor and carpet. The ensuite bathroom is finished in the same tiling as the main bathroom and includes, large walk in shower, sink and WC and underfloor heating.

The generous sized garage for the property is situated in a block of 3 opposite the house and comes with up and over door and has boarded attic storage area above.

This home offers the ideal combination of marina lifestyle, modern comforts, and contemporary design and is ready to move in! Early viewing is highly recommended.

## MOORING

36' 1" (11m) Located at the foot of the marina side garden, you will find the private 11 metre mooring. With power point and water supply within the garden. There is 24 hour access in and out of the marina and fuel is available to residents at cost price from Premier Marinas who are on-site.

## MATERIAL INFORMATION

- Price (£) - £725,000
- Tenure – Freehold for House
- Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1064.86 for house (reviewed February, yearly)
- Annual mooring service charge amount (£) 455.47
- Mooring Service Charge 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 E7- Underfloor and Ceiling Heating
- Broadband - Fibre available
- Parking- Driveway
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker ([openreach.com](http://openreach.com))
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://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.







### Floor 0



### Floor 1



## Floor 2



Approximate total area<sup>(b)</sup>

1252 ft<sup>2</sup>116.5 m<sup>2</sup>

### Balconies and terraces

323 ft<sup>2</sup>30 m<sup>2</sup>

(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             |         | 77 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 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