

## Carne Place

Port Solent, Portsmouth, PO6 4SY

Asking Price Of

**£525,000**

Delightful four bedroom end terrace townhouse with marina views, garage and remote mooring, situated in Carne Place, Port Solent. Call today to arrange your viewing!



# Property Features

- Four Bedrooms
- Recently Fitted Kitchen
- Garage in Separate Block
- Balcony with Marina Views
- Electric Heating
- Two Ensuites
- Separate Family Bathroom
- 11 Metre Remote Mooring
- Enclosed Garden
- Double Glazed Throughout

## OVERVIEW

Carne Place is a peaceful residential road, situated within Port Solent Marina, Portsmouth.

Port Solent offers marina side living in a convenient location for boating enthusiasts or anyone that wants to live in on the waterside. The Boardwalk hosts several well-known restaurants, cafés, and bars and residents and visitors can enjoy everything from casual coffee spots to evening dining, all overlooking the marina. A multiscreen cinema and David Lloyd health club further enhance the area's leisure appeal, creating a self-contained, sociable environment.

Despite its tranquil setting, Port Solent is exceptionally well connected. It offers easy access to the A27 and M27, linking quickly to nearby centres such as Chichester and Southampton. Rail connections from nearby stations provide direct routes to London, making it viable for commuters seeking a coastal lifestyle.

## ROOM MEASUREMENTS

Entrance Lobby - 1.08m x 1.40m (3' 6" x 4' 7")  
Entrance Hall - 4.44m x 1.41m (14' 6" x 4' 7")  
Ground Floor Bedroom - 4.63m x 3.17m (15' 2" x 10' 4")  
Ensuite - 1.91m x 1.48m (6'3" x 4' 10")  
Cloakroom - 1.96m x 1.19m (6'5" x 3' 11")  
Kitchen/Breakfast Room - 3.59 x 4.69m (11' 9" x 15' 4")  
First Floor Landing - 3.66m x 1.11m (12' 0" x 3' 7")  
Living Room - 3.66m x 4.70m (12' 0" x 15' 4")  
Balcony - 1.57m x 4.65m (5' 1" x 15' 3")  
Bedroom Three - 3.48m x 2.73m (11' 5" x 8' 11")  
Bedroom Four - 2.78m x 1.84m (9' 1" x 6' 0")  
Bathroom - 2.33m x 1.41m (7' 7" x 4' 7")  
Second Floor  
Office/Landing Area - 3.52m x 2.44m (11' 6" x 8' 0")  
Main Bedroom - 3.87m x 4.67m (12' 8" x 15' 3")  
Ensuite - 3.56m x 2.11m (11' 8" x 6' 11")  
Rear Garden  
Driveway Parking  
Garage in Nearby block  
11 Metre Remote Mooring -T70

## PROPERTY DESCRIPTION

Positioned within the quiet residential road of Carne Place, this four bedroom townhouse offers versatile accommodation across three floors, perfectly suited to modern marina living.

The ground floor welcomes you with a spacious entrance hall, setting the tone for the well-planned interior. A generous double bedroom with en suite shower room provides ideal guest or ground-floor accommodation.



There is also a separate cloakroom where you will find plumbing for your washing machine. Across the rear of the property, a recently fitted shaker-style kitchen features co-ordinated white marble patterned worktops and a range of integrated appliances, plus plenty of space for a table and chairs. Sliding patio doors lead out into the rear garden, great for Summer entertaining.

On the first floor, the principal living space enjoys an abundance of natural light, with doors opening onto a private balcony that captures attractive views across the marina-an ideal spot to relax or entertain. This level also offers a well-proportioned double bedroom, a single bedroom, and a modern family bathroom, providing flexible accommodation for family or guests.

The top floor is dedicated to the main bedroom suite, creating a private retreat. A spacious double bedroom benefits from built-in wardrobes and a stylish en suite shower room, while the adjoining landing area is currently utilised as a home office-perfect for modern working arrangements.

Externally, the property continues to impress. A driveway provides off-road parking, while the enclosed rear garden offers a low-maintenance outdoor space for relaxing or entertaining. A garage, located in a separate block, provides additional storage or parking.

A standout feature of this home is the 11-metre remote mooring, complete with electricity and water supply-ideal for boating enthusiasts looking to fully embrace the marina lifestyle.



Combining space, style, and an exceptional waterside setting within Portsmouth, this is a rare opportunity to acquire a home that perfectly balances everyday living with coastal leisure.

### **MATERIAL INFORMATION**

- Price (£) - £525,000
- Tenure – Freehold for House and Garage
- Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 112 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 Parking and separate garage
- 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- On Three Levels

Stamp Duty Land Tax

Land Registration Fees

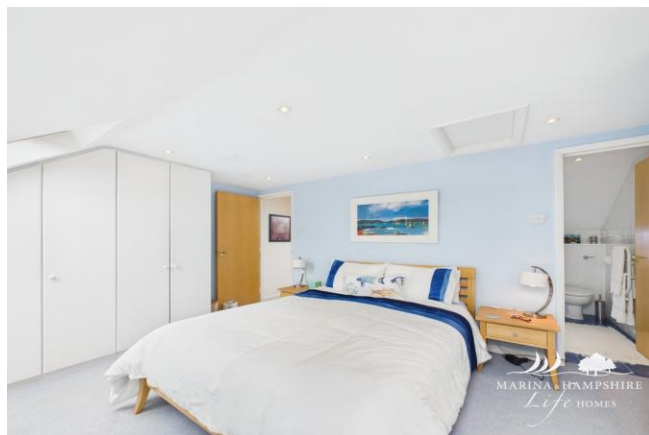
Solicitors Fees and Disbursements

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

### **VIEWING BY APPOINTMENT ONLY THROUGH MARINA 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.



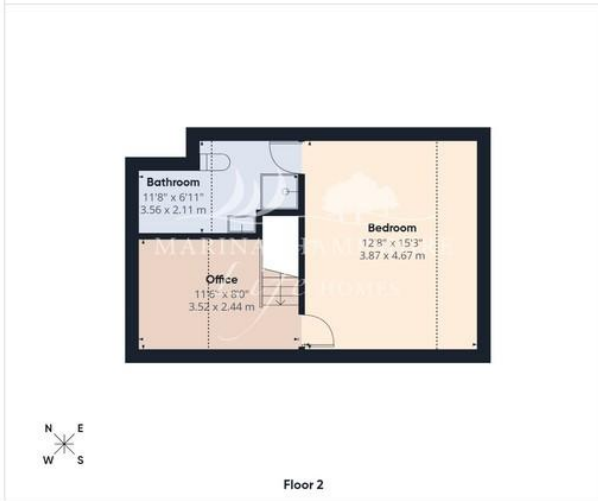




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**  
1308 ft<sup>2</sup>  
121.4 m<sup>2</sup>

**Balconies and terraces**  
80 ft<sup>2</sup>  
7.4 m<sup>2</sup>

**Reduced headroom**  
117 ft<sup>2</sup>  
10.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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	67 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 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