



Bryher Island

Port Solent, Portsmouth, PO6 4UF

Asking Price Of

£1,295,000

A unique and rare opportunity to own this fully modernised and extended contemporary waterside home on Bryher Island. LARGE CORNER MARINA SIDE PLOT, 11.9 metre mooring, parking and garage are just a few of this property's assets.

CALL NOW TO ARRANGE A VIEWING.



Property Features

- Fully Modernised Throughout
- 11.9 Metre Mooring
- 4 Double Bedrooms
- Large Corner Marina Side Plot
- Garage and Parking
- Extended Ground Floor Accommodation
- Two Living Rooms
- Sought After Bryher Island Location
- Three Ensuite Bathrooms
- Rare find in Port Solent!

OVERVIEW

This fantastic contemporary marina home is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the west side of the marina's prestigious Bryher Island.

This property has been recently upgraded throughout by the current owners to include a large single storey side extension, doubling the living space to the ground floor. With a wrap around garden to three sides, the garden and balcony enjoy uninterrupted sunshine throughout the whole day, with views across the marina.

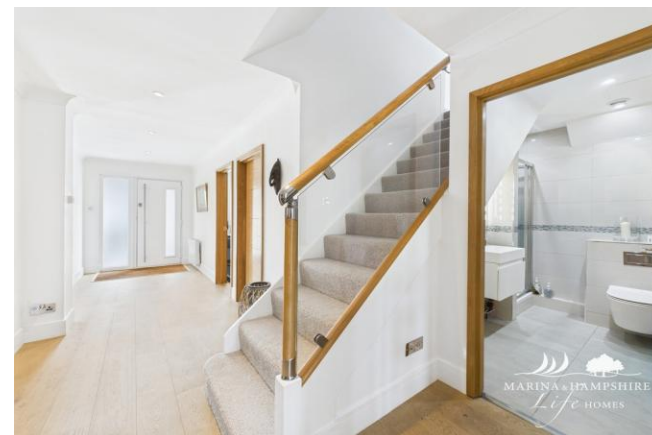
Rarely available at Port Solent, this home also offers a larger than average 11.9 metre mooring, with the potential opportunity to moor an extra vessel alongside - further details can be provided on request. The addition of a garage makes this marina home as unique as it is exciting.

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 home to relax in after a tough day in the city.

ROOM MEASUREMENTS

Entrance Hall - 1.78m x 6.77m (5' 10" x 22' 2")
Bedroom Three - 3.68m x 3.89m (12' 1" x 12' 9")
Ensuite Shower Room - 3.00m x 1.51m (9' 9" x 4' 11")
Outside Terrace - 3.93m x 4.90m (12' 0" x 16' 0")
Study/Bedroom Four - 2.82m x 3.11m (9' 2" x 10' 2")
Utility Room-2.78m x 1.46m (9' 1" x 4' 9")
Shower Room- 2.24m x 1.43m (7' 4" x 4' 8")
Kitchen/Dining Room-4.70m x 5.12m (15' 5" x 16' 9")
Living Room- 3.76m x 5.03m (12' 3" x 16' 5")
1st Floor Landing - 0.88m x 1.94m (2' 10" x 6' 4")
Living Room - 4.69m x 4.53m (15' 4" x 14' 10")
Bedroom Two - 4.04m x 3.73m (13' 3" x 12' 2")
Ensuite Bathroom - 1.75m x 2.45m (5' 8" x 8' 0")
Balcony - 5.01m x 1.59m (16' 5" x 5' 2")
2nd Floor Landing/Study Area - 1.78m x 2.94m (5' 9" x 9' 7")
Main Bedroom - 4.75m x 4.34m (15' 7" x 14' 2")
Ensuite - 1.52m x 2.32m (4' 11" x 7' 7")
Garage
11.9 Metre Mooring



PROPERTY DESCRIPTION

This 4-bedroom home has been substantially upgraded and extended by the present owners to include side extension, recently fitted kitchen, new bathrooms, upgraded electrics, new flooring and decor throughout. It needs to be viewed to appreciate the quality of the refurbishment that has been carried out. It now offers one of the largest ground floors you will find in Port Solent!

On entering the property you come into a large, light entrance hall, finished with light decor and solid wood flooring. From here you will find doors leading to Bedrooms three and four, the utility room, downstairs shower room and kitchen/dining room, plus the stairs leading to the first floor.

Bedroom three is a large double room situated to the front aspect of the property and comes with its own fully tiled ensuite shower room. From the bedroom there are double glazed patio doors which lead out onto a private, fully enclosed terrace which gets all day sun, a great place to sit, relax and watch the boats go by! The current owners have a hot tub installed, which is available by separate negotiation.

Back inside, bedroom four, also on the ground floor is currently used as a study but could easily accommodate a double bed if needed. Along the hall there is a useful storage cupboard for coats/shoes etc and a recently fitted utility room with plumbing for washing machine and tumble dryer, plus cupboards for all your storage needs. The ground floor shower room is fully tiled to walls and floor and has sink, WC and shower cubicle.



To the rear aspect of the property overlooking the marina, there is a stunning contemporary kitchen with separate island and built in appliances to include full height fridge and full height freezer, 5 ring induction hob, double oven, dishwasher and wine cooler. The sink has a Quooker constant hot water tap fitted as well as filtered cold water. In the dining area there are floor to ceiling sliding patio doors which lead out to the rear garden beyond.

You access the ground floor living room through an open way from the kitchen. Another lovely light room with sliding patio doors to rear and two further windows to the side aspect.

Throughout the ground floor, all rooms are fitted with solid wood flooring with underfloor heating and neutral decor.

On the first floor you will find the second living room with contemporary media wall, housing an electric fire with TV above. More sliding patio doors lead out onto your balcony which provides stunning views of the marina.

Bedroom two, another double room is across the landing. This room has a large wall to ceiling built in mirrored sliding wardrobe and it's own ensuite bathroom, which has been refitted and includes bath with shower over, sink and WC.

On the second floor there is a landing area, which is currently used as an additional study area, with access to a built in cupboard housing the hot water tank. The main bedroom is a truly stunning room with a triple velux window, with central cabrio balcony window.

This room really does offer the 'wow' factor and is finished with wooden flooring and light decor. The room has it's own ensuite shower room complete with sink, shower cubicle and WC.

The rear garden is unusual for Port Solent as it offers a wraparound garden with terrace and lawned area. The rear patio and balcony have been fitted with contemporary electric awnings, providing shade if needed. To the side you have direct access to the 11.9 metre mooring which runs along the side of the garden and there is further space on the finger pontoon for a small additional vessel if needed, subject to getting the relevant permissions.

To the front of the property there is a small lawned area and driveway parking, leading to the single garage with up and over door.

MATERIAL INFORMATION

- Price (£) - 1,295,000
- Tenure – Freehold for House and Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 113 Years
- Annual Estate Management Charge (£) 1064.84 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 G
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Underfloor and Electric Wall Heaters
- Broadband – Full Fibre available
- Parking- Driveway 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 arranged over 3 floors







VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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