



## Coverack Way

Port Solent, PO6 4SX

Asking Price Of

# £425,000

Offered for SALE is this modern, well appointed, 3 bedroom end of terrace property, located in the popular Port Solent Marina. Located in Coverack Way and facing South West, this property benefits from sunshine throughout the day. If you are looking for a Lifestyle property, then you need look no further.



# Property Features

- 3 Bedroom Town House
- End of Terrace
- Modern Kitchen/Breakfast Room
- Lounge With Balcony
- 2 Bedrooms with Ensuites
- Cul-de-sac - safe & secure parking
- Carport & Parking
- Close to Port Solent Board Walk

## Full Description

### OVERVIEW

Located on the end of terrace in Coverack Way, you will find this 3 Bedroom Town House property offered for sale.

The property has views of the marina basin from the lounge balcony and the top floor bedroom, and has a south west facing rear garden offering sunshine throughout the afternoon and evening.

For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a marina environment.

Port Solent is only a 30 minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep.

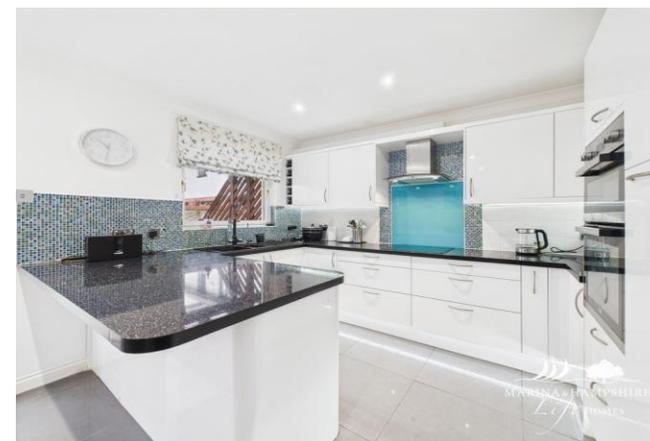
With the bars and restaurants of The Boardwalk is less than a 5 minute walk away, this property will make the perfect lifestyle home and represents great value for money.

### ROOM MEASUREMENTS

HALLWAY - 11' 6" x 5' 9" (3.53m x 1.78m)  
KITCHEN/DINING ROOM - 11' 3" x 15' 4" (3.45m x 4.69m)  
UTILITY/SHOWER ROOM - 3' 9" x 7' 3" (1.15m x 2.23m)  
STUDY/BEDROOM THREE - 10' 5" x 5' 9" (3.19m x 1.75m)  
LOUNGE - 14' 10" x 15' 4" (4.54m x 4.69m)  
BALCONY - 5' 1" x 16' 4" (1.56m x 4.99m)  
MAIN BEDROOM - 12' 1" x 13' 2" (3.70m x 4.03m)  
MAIN ENSUITE - 8' 2" x 5' 7" (2.50m x 1.72m)  
BEDROOM TWO - 10' 5" x 15' 5" (3.20m x 4.71m)  
ENSUITE - 5' 9" x 4' 11" (1.76m x 1.51m)

### PROPERTY DESCRIPTION

At the front of the property is a private driveway, laid to feature brick offering parking for one car. The front and side aspects of this property is professionally landscaped, which is maintained by the marina appointed landscape gardening company, the cost of which is included in the management service charge. The driveway leads you onto the secure, gated carport which has a tiled floor, light decor, water tap, secure cupboard containing the consumer unit, door entry intercom system, letter box, doorbell and outside lighting. The carport will also lend itself for parking an additional vehicle.



Bright modern hallway which leads into the kitchen/dining room, coat cupboard, utility room, study/third bedroom, and stairs leading to first floor.

Overlooking the South West facing garden, this fully fitted modern white kitchen enjoys the benefit of a breakfast bar, as well as a dining area. Fitted with built in dishwasher, double Beko oven & Beko hob with extractor and integrated water softener. Ceiling & under floor heating, ceiling lights/downlighters, ample sockets and telephone points. Double glazed window and patio doors to the rear makes this kitchen light and bright throughout the day.

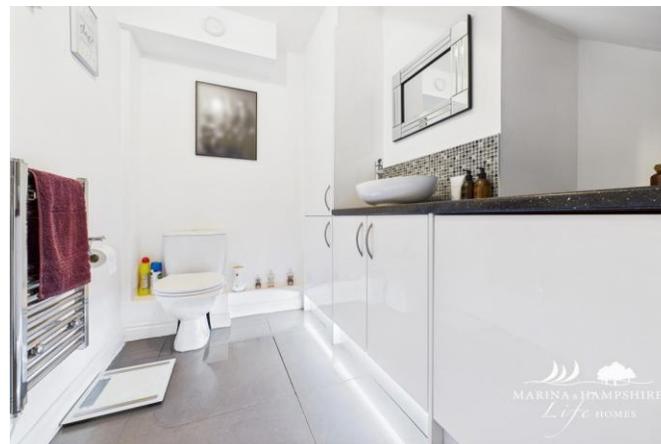
Utility/Shower room with shower cubicle, integrated washing machine, low level w/c, and hand basin.

This third bedroom is used as a study by the current owner. There is a double glazed single window overlooking the front garden, adding light to the room. Carpet underfoot with fresh neutral décor.

On the first floor you will find the living room. Once you step into the living room the house really starts to show its splendour. Carpet underfoot and fresh decor throughout adds to this almost perfectly square and spacious room. Then you are drawn to the patio doors which lead you onto the balcony which overlooks the secure and private rear garden with side views of the marina. Equipped with ample power sockets, telephone point, remote door entry system and heating controls. Off the living room is the balcony that enjoys sunshine throughout the afternoon and evening. There are side views of the marina. Constructed of wood with smoked glass panes and an outside light, this is a great relaxing part of the property.



MARINA & HAMPSHIRE  
*Life* HOMES



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This large main bedroom benefits from large fitted wall to ceiling wardrobes spanning from wall to wall with an abundance of hanging and shelving space, carpets throughout with fresh neutral decor. There is plenty of light in this room thanks to the large double window overlooking the front garden. Ample power sockets, ceiling heating control, aerial point. Large modern en-suite with tiles underfoot and light tiled walls. The white sink and low level w/c are built into a modern tiled unit which neatly tucks away all plumbing and services and a large white bath with shower over finishes this fresh and bright suite. Shaver socket, ceiling heating control & down lighters.

Venture to the second floor and you will find a good sized double bedroom. This room adds an interesting and modern dimension to this lovely house. This large double bedroom is often used as the main bedroom as it enjoys unique views from the velux window where you can see side views of the marina. Finished with carpet and fresh neutral decor throughout, complemented by two large eaves storage cupboards which have hanging and shelving space. Ceiling heating control and ample power sockets. The en-suite is modern and bright in feel with tiles underfoot & half tiled walls. Modern suite comprising of enclosed low level w/c, shower cubicle with rainfall shower head and additional pull down attachment and tiled vanity unit housing the white sink with mixer tap. With a velux window to the front aspect of the house this room is light, modern and very welcoming.

On the top of the 2nd floor landing opposite Bedroom 2 is a Loft Room. Housing the pressurised hot water tank.

This private and secure south westerly facing garden is laid to decking. Walled to three sides with wooden fencing to the adjoining property, power points and water tap.

### **MATERIAL INFORMATION**

- Price (£) - 425,000
- Tenure – Freehold
- Annual Estate Management Charge (£) 1064.86 reviewed February, yearly)
- 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 And Ceiling Heating
- Broadband - Fibre available
- Parking- On Driveway
- 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- Step Up To Front Door And Accommodation On 3 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.







Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1281 ft<sup>2</sup>  
119.1 m<sup>2</sup>

**Balconies and terraces**

429 ft<sup>2</sup>  
39.8 m<sup>2</sup>

**Reduced headroom**

45 ft<sup>2</sup>  
4.2 m<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 E	
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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