

## Bryher Island

Port Solent, Portsmouth, PO6 4UE

Asking Price Of

**£750,000**

FANTASTIC south facing extended 3 bedroom marina side townhouse with 11 Metre Mooring. Located on the prestigious Bryher Island and facing south onto the main marina fairway this property is one not to be missed.



# Property Features

- Prestigious South Facing Bryher Island
- 3 Bedrooms - Main Bedroom Ensuite
- South Facing Marina Side Garden
- Extended Ground Floor Accommodation
- New Modern Kitchen
- Living Room with Marina Views
- Balcony Overlooking The Fairway and Marina
- Long Drive for 2 Cars
- 11 Metre Mooring
- No Onward Chain

## OVERVIEW

Rarely available South facing Bryher Island 3 bedroom townhouse with 11 metre mooring situated at the end of the garden. This property has been substantially improved by the current owner to include new kitchen, new ensuite shower room, new cloakroom and many other improvements, so any new owner can just move straight in!

Bryher Island is a desirable residential road within Port Solent accessed across Bryher bridge, with the South facing properties offering direct views over the marina fairway. There are several resident parking areas for your guests, and the road has a spacious, open feel.

Port Solent is ideally placed with easy access to the main M27 and A3 motorways, and the nearby Portchester train station which has regular services to London. The marina has a 24 hour manned lock and there are many bars and restaurants as well as the David Lloyd leisure centre and Odeon cinema.

## ROOM MEASUREMENTS

Entrance - 2.57m x 1.04m (8' 5" x 3' 5")  
Entrance Hall - 2.64m x 5.23m (8' 8" x 17' 2")  
Boat Room/Office - 2.34m x 2.59m (7' 8" x 8' 6")  
Cloakroom - 2.34m x 0.91m (7' 8" x 3' 0")  
Kitchen/Breakfast Room - 3.68m x 5.54m (12' 1" x 18' 2")  
First Floor Landing  
Bedroom 3 - 1.88m x 3.73m (6' 2" x 12' 3")  
Bathroom - 1.70m x 3.73m (5' 0" x 12' 3")  
Living Room - 3.68m x 5.56m (12' 1" x 18' 3")  
Balcony - 3.96m x 1.80m (13' 0" x 5' 11")  
Second Floor Landing  
Bedroom Two - 3.68m x 3.73m (12' 1" x 12' 3")  
Main Bedroom - 3.07m x 4.27m (10' 1" x 14' 0"), plus entrance corridor  
Ensuite - 1.96m x 1.17m (6' 5" x 3' 10")  
Rear Garden  
11 Metre Mooring

## PROPERTY DESCRIPTION

This 3-bedroom home has been substantially upgraded by the present owner and needs to be viewed to appreciate all the upgrades that have been done.

As you approach the house, you are greeted by secure wrought iron gates with security glass that lead you into the entrance area. This area has high level cupboards for storage and space to store your bikes.

Upon entering the property you are struck by the light and bright decor throughout and the clean lines of the house.





From the entrance hall there is a door leading into the front ground floor room which is currently used as a 'boat room' to store all your boating equipment. However, this room could be used as an office if preferred. Along the hall you will find the recently fitted cloakroom, stairs to the first floor and door leading into the kitchen/breakfast room.

The kitchen has been recently fitted in white shaker style units with wood worktops and has all built in appliances to include induction hob, electric oven with combination oven over, fridge/freezer and dishwasher. This lovely room has space for a large table and chairs as well as an area for your sofa, making it a great living space to relax or entertain family and friends. From here the large sliding patio doors lead out into the landscaped rear patio garden. The raised planters have mature planting which provide screening for privacy and there is a further area of garden beyond, which overlooks the marina fairway and leads out onto the 11-metre mooring. The garden is enclosed at the end with low fencing and gate and there is an specially fitted electrical point for your boat and water tap.

Back inside on the first floor landing you find Bedroom 3 - a good size single room with built in wardrobe cupboards, the main bathroom and the living room.

The bathroom is fitted with white sanitary ware to include inset sink ,WC and bath with shower fitted over. This room is partially tiled to the walls and has wood laminate flooring and inset spotlights to the ceiling.



The large lounge is situated to the rear of the property and has full height sliding patio doors which lead out onto your South facing balcony. The balcony has been fully refurbished and waterproofed to the underside and offers stunning views of the marina.

On the second-floor landing there are 2 storage cupboards. One housing the recently fitted hot water tank, the other is available for storage. Bedroom 2 is a large double to the front aspect with built in wardrobes and double-glazed window, fitted with shutters.

The main bedroom has built in wardrobes and full height window with Juliet balcony offering views to the marina. The ensuite shower room has recently been upgraded and is fitted with sink and WC built into white vanity unit with illuminated mirrored storage over. There is a large shower cubicle fitted with thermostatic shower.

The loft of the property has been partially boarded and has recently had a new access ladder and lighting.

## MATERIAL INFORMATION

- Price (£) - 750,000
- Tenure – Freehold for House  
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 ceiling heating panels
- Broadband - 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.









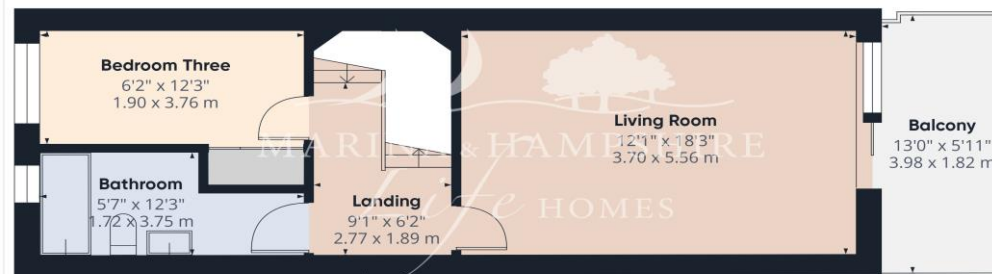
**Approximate total area<sup>(1)</sup>**

401 ft<sup>2</sup>  
37.2 m<sup>2</sup>

**Balconies and terraces**

284 ft<sup>2</sup>  
26.4 m<sup>2</sup>

(1) Excluding balconies and terraces



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

410 ft<sup>2</sup>  
38.1 m<sup>2</sup>

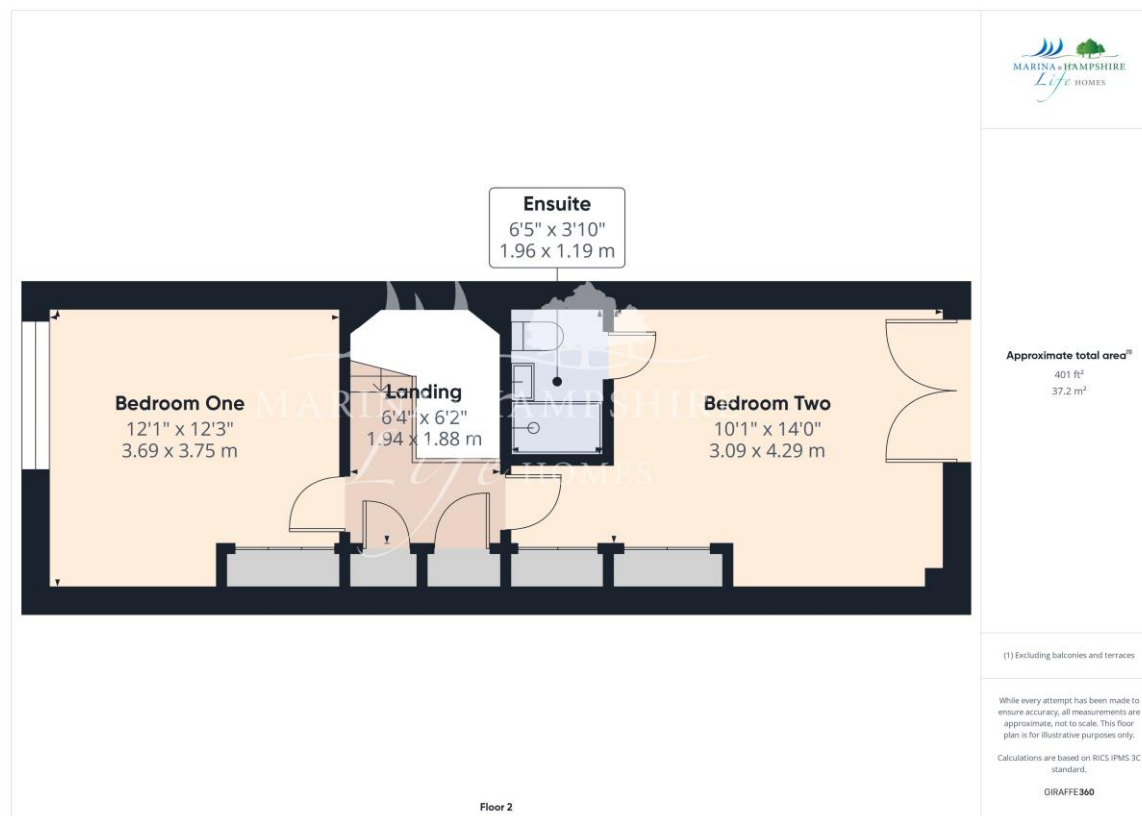
**Balconies and terraces**

78 ft<sup>2</sup>  
7.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port  
Solent, Portsmouth,  
Hampshire, PO6 4TP

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto:info@marinalifehomes.co.uk)  
02392 373 446

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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