



Carbis Close

Port Solent, Portsmouth, PO6 4TW

Asking Price Of

£595,000

Exciting Opportunity to purchase this immaculate, Southeast facing, three-bedroom marina side home with lovely attic conversion and 11 metre mooring at the end of the garden. Call today to arrange your viewing!



Property Features

- Immaculate Order Throughout
- Three Bedrooms
- South East Facing Rear Aspect
- Car Port with Security Gates
- Electric Heating
- Stunning Main Bedroom with Triple Velux
- Driveway Parking for 2 Cars
- 11 Metre Mooring at End of Garden
- Double Glazing
- Modern Kitchen/Breakfast Room

OVERVIEW

This lovely three-bedroom home situated in Carbis Close, Port Solent, has been extended over the years by the current owners, and now has a stunning main bedroom with triple velux windows offering marina views. The house has a long driveway accommodating 2 cars, which is rare for Port Solent, as well as a secure car port with security gates. The rear of the property is Southeast facing and has a sunny patio garden leading to the 11-metre mooring.

Port Solent itself is conveniently situated, offering easy access to M27 and A3 (M) and Portchester train station is nearby. There are numerous restaurants and bars, an Odeon cinema and the David Lloyd Leisure Centre. For those of you that enjoy boating, the marina has a 24 hour manned lock.

ROOM MEASUREMENTS

CAR PORT - 4.60m x 2.88m (15' 1" x 9' 5")
ENTRANCE HALL - 3.30m x 1.70m (10' 10" x 5' 6")
BEDROOM 3/OFFICE - 3.26m x 1.68m (10' 8" x 5' 6")
GRD FLR CLOAKROOM - 2.27m x 1.45m (7' 5" x 4' 8")
KITCHEN/B'FAST ROOM - 4.65m x 3.55m (15' 3" x 11' 7")
FIRST FLOOR LANDING - 2.86m x 2.01m (9' 4" x 6' 7")
LOUNGE - 4.69m x 4.6m (15' 4" x 15' 3")
BALCONY -4.63m x 1.58m (15. 2' 5' 2")
BEDROOM 2 - 3.49m x 3.05m (11' 5" x 10' 0")
BATHROOM -2.02m x 1.47m (6' 7" x 4' 9")
MAIN BEDROOM -7.03 x 4,71m (23' 0" x 15' 5")
ENSUITE - 2.51m x 1.69m (8' 2" x 5' 6")
11 METRE MOORING
REAR GARDEN

PROPERTY DESCRIPTION

The accommodation of this lovely home is as follows:

On the ground floor you have a large car port with lockable security gates, this area is ideal to park a car or can be used for storage. Upon entering the front door, you are into the entrance hall, where you will find stairs to the first floor and doors leading to bedroom 3/office, the ground floor cloakroom and the kitchen/breakfast room.

The kitchen/breakfast room is situated to the rear of the property and has been upgraded by the owners to include a cream gloss kitchen with built in appliances to include electric hob with extractor over, oven, fridge/freezer and dishwasher. There is also a water softener which is a useful addition. This room is a great space to relax and entertain friends and family, there is an aluminium bifold door that leads out onto the sunny rear garden and mooring beyond.



On the first floor landing you will find doors leading to the living room, bedroom 2, bathroom and stairs to the main bedroom. The living room is a lovely, large space filled with natural light from the double-glazed patio doors that lead out onto the balcony. The balcony offers wonderful marina views, so you can sit, relax and watch the world go by!

Bedroom 2 is a double room situated to the front aspect, there are 2 double glazed windows which again make it a nice, bright room and there is a built-in wardrobe for storage. The bathroom is fully tiled to the walls and fitted with a white suite to include bath with mixer tap and shower over, pedestal sink and WC.

The real WOW factor of this property is the stunning, large main bedroom. The room has a triple velux to the rear aspect overlooking the marina, and another velux to the front aspect, providing natural light and fresh air, if needed from front to back. There is a built-in wardrobe and drawer units for storage. The modern ensuite is fully tiled and fitted with large corner shower, sink, WC and bidet. There is a large velux window to the front aspect.

To the rear of the house there is a fully paved patio garden which gets the sun most of the day - this leads to the 11-mooring situated at the end of the garden.

This house really does need to be viewed to appreciate all it has to offer. Call to book your viewing today!



MATERIAL INFORMATION

- Price (£) - £595,000
 - 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 April, yearly)
 - Annual mooring service charge amount (£) 455.47
 - Mooring Service Charge Review Period – April 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 Underfloor and Ceiling Heating
 - Broadband - Fibre available
 - Parking- Double Length Driveway and Car Port
 - 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)
 - Accessibilty- 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 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^m
 1296 ft²
 120.4 m²

Balconies and terraces
 79 ft²
 7.3 m²

Reduced headroom
 90 ft²
 8.3 m²

(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.
 GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 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