



Sennen Place, Port Solent
Portsmouth, PO6 4SZ

Asking Price Of

£725,000

5 Bedroom townhouse located within Sennen Place on the west side of Port Solent Marina, this property enjoys a mature surrounding to both the front and rear, with the added bonus of the sunny south east facing Marina side garden, private 11 metre mooring at the foot of the garden and a modern/contemporary feel throughout.



Property Features

- STUNNINGLY PRESENTED TOWNHOUSE
- 5 BEDROOMS OVER 4 FLOORS
- CARPORT AND DRIVEWAY
- 11 METRE MOORING TO REAR GARDEN
- MARINA AND SEA VIEWS
- BALCONY WITH MARINA VIEWS
- 3 EN SUITES
- CLOSE TO BARS AND RESTAURANTS
- MODERN DECOR THROUGHOUT
- QUIET LOCATION

OVERVIEW

Located in the heart of Port Solent, this property's garden faces southeast and therefore have the benefit of sunshine throughout the majority of the day. The home offers elegant and spacious family living, spread over multiple floors. Unmatched marina-side amenities, including a private boat mooring right at your garden's edge. Serene yet accessible location, offering direct access to social hubs and transport routes. This home benefits from spectacular views and light-filled interiors, designed to elevate everyday living. This is truly a property not to be missed.

PROPERTY DESCRIPTION

Absolutely Stunning 4-Storey Townhouse with 11-Metre Mooring – Port Solent.

This beautifully presented and extensively modernised 5-bedroom townhouse offers luxurious marina-side living in the highly sought-after location of Port Solent. Boasting four floors of thoughtfully designed space, this home comes with a private 11-metre mooring, ideal for boating enthusiasts.

Key Features:

- * Five Bedrooms, three with stylish en-suite bathrooms
- * Five toilets in total, offering convenience on every level
- * Driveway and Carport, currently used as a cosy, covered outdoor seating area
- * Private South-Easterly Garden, beautifully paved with polished sandstone, perfect for alfresco dining and enjoying the tranquil waterside views
- * Neutral, modern décor throughout, with wood flooring in most areas and soft cream Wilton wool carpet on stairs, halls, and landings
- * Kitchen finished to an exceptional standard with high-spec appliances and premium fittings



Luxury Kitchen Includes:

- * Gloss Cashmere-coloured cabinetry with granite worktops
- * Neff appliances throughout, including:
 - * Induction hob with Elica downdraft extractor
 - * Electric oven & grill
 - * Combi oven, grill, and microwave
- * Warming drawer
- * Bosch under-counter fridge & freezer
- * Neff dishwasher
- * Miele washer/dryer
- * Franke "Villeroy & Boch" white ceramic sink with heavy-duty waste disposal

Flexible Living Space:

One bedroom is currently used as a dressing room, another as a home office, offering flexibility for families or professionals working remotely

The top floor bedrooms (bedrooms 4 & 5) feature stunning full-height sail windows, flooding the rooms with natural light and offering breathtaking views

This exceptional home is finished to an extremely high standard. Whether you're seeking a full-time residence or a luxury marina-side retreat, this property offers a rare opportunity to enjoy Port Solent living at its very best.



ROOM MEASUREMENTS

HALLWAY - 9' 4" x 3' 0" (2.84m x 0.91m)

CLOAKROOM - 5' 4" x 3' 0" (1.63m x 0.91m)

KITCHEN/DINING ROOM - 16' 4" x 12' 0" (4.98m x 3.66m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM TWO - 12' 0" x 9' 5" (3.66m x 2.87m)

BEDROOM TWO ENSUITE - 6' 11" x 4' 0" (2.11m x 1.22m)

LOUNGE - 18' 7" x 12' 0" (5.66m x 3.66m)

STAIRS TO SECOND FLOOR LANDING

BEDROOM THREE - 12' 0" x 6' 7" (3.66m x 2.01m)

BATHROOM - 11' 11" x 5' 0" (3.63m x 1.52m)

MAIN BEDROOM - 18' 6" x 12' 0" (5.64m x 3.66m)

MAIN BEDROOM ENSUITE - 6' 11" x 6' 5" (2.11m x 1.96m)

STAIRS AND THIRD FLOOR LANDING

BEDROOM FOUR - 11' 10" x 8' 9" (3.61m x 2.67m)

SHARED EN SUITE - 9' 4" x 3' 2" (2.84m x 0.97m)

BEDROOM FIVE - 15' 3" x 9' 8" (4.65m x 2.95m)

MOORING

36' 1" (11m) Located at the foot of the marina side garden, you will find the private 11 metre mooring.

With power point and water supply within the garden, you can't beat the luxury of your own mooring in such a prestigious environment. There is 24-hour access in and out of the marina and fuel is available to residents at cost price from Premier Marinas who are on-site.

MATERIAL INFORMATION

- Price (£) - £725,000
- 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 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 and Carport
- 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 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.







TOTAL APPROX. FLOOR AREA 1654 SQ.FT. (153.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 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 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