



Bryher Island

Port Solent, Hampshire, PO6 4UF

Asking Price Of

£595,000

Fantastic opportunity to purchase this 3 bedroom Townhouse with newly fitted kitchen/breakfast and family room. Situated in the desirable Bryher Island this home comes with a Westerly facing garden and 11m remote mooring situated just across from the front of the property. Call today to arrange your viewing!



Property Features

- 3 Bedrooms
- Driveway Parking
- Marina Side Garden
- 11m Remote Mooring
- Large Kitchen/Dining Area
- Balcony Overlooking The Marina
- Separate Cloakroom
- Close to Boardwalk, Bars & Restaurants
- Refurbished Kitchen

OVERVIEW

This delightful three bedroom townhouse is situated on the water and has recently been upgraded to the ground floor by the current owners to add a useful family room and contemporary kitchen/breakfast room. The house is located in the popular Bryher Island at Port Solent and has the added bonus of a remote 11 metre mooring, which is situated just across from the front of the property, via a secure gate.

Port Solent itself is a popular location, due to being well positioned for motorway networks and the nearby Portchester train station. There are a variety of shops and bars as well as a David Lloyd leisure centre and the Odeon cinema.

If you are a keen yachtsman the marina offers a 24-hour manned lock to ensure you can come in and out of the marina at your leisure.

Viewing is essential to appreciate all this home has to offer.

ROOM MEASUREMENTS

Entrance/Partial Car Port - 2.60m x 1.0m (8' 6" x 3' 3")
Family Room - 3.68m x 3.49m (12' 0" x 11' 5")
Cloakroom - 0.95m x 1.17m (3' 1" x 3' 10")
Kitchen/Breakfast Room - 3.69m x 5.54m (12' 1" x 18' 2")
First Floor Landing - 2.80m x 1.87m (9' 2" x 6' 1")
Living Room - 3.67m x 5.53m (12' 0" x 18' 1")
Balcony - 3.85m x 1.53m (12' 7" x 5' 0")
Bedroom 3 - 1.88m x 3.75m (6' 2" x 12' 3")
Bathroom - 1.70m x 3.75m (5' 6" x 12' 3")
Second Floor Landing - 1.03m x 1.86m (3' 4" x 6' 1")
Bedroom 2 - 3.70m x 3.78m (12' 1" x 12' 4")
Main Bedroom - 3.04m x 4.23m (9' 11" x 13' 10")
Ensuite - 2.0m x 1.22m (6' 6" x 4' 0")
Rear Garden
11 Metre Mooring

PROPERTY DESCRIPTION

This delightful three bedroom town house has it's accommodation arranged over 3 floors and the current owner has partially converted the car port to provide a useful additional family space.

Situated in popular Bryher Island, which offers several additional residents parking areas and has a wide open feel to the road, this is one not to be missed!

You enter the property via the car port gates which have been fitted with wrought iron gates and smoked glass for additional security. Here you will find a useful store cupboard and outside water tap.



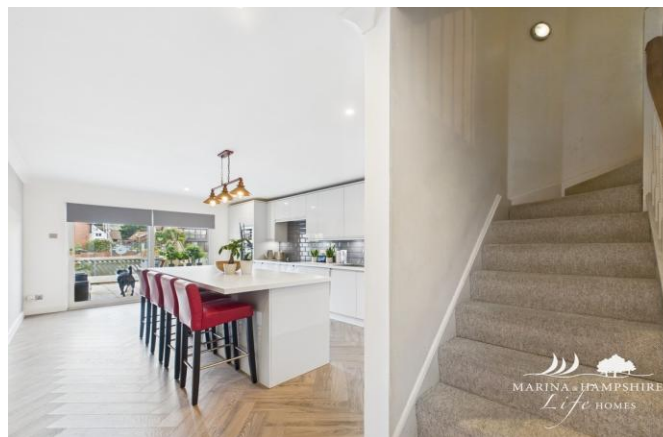
The owner has had a new contemporary style front door fitted which leads into a useful additional space that could be used as a family room/office or play area. There is a utility cupboard to house your washing machine and a separate ground floor cloakroom.

The kitchen/breakfast room has been fitted with a range of grey gloss kitchen units with white marble effect worktops and offers built in appliances to include fridge/freezer, electric hob, Neff oven, microwave, dishwasher and wine cooler. As well as the breakfast bar, there is an additional space at the end of the kitchen for table and chairs. The ground floor is fitted with Karndean flooring and underfloor heating is provided. From the kitchen you enter the garden via the sliding patio doors, to provide seamless transition from kitchen to garden - a great space to entertain family and friends. The house is situated on the water so you have great marina views from the garden.

On the first floor you will find the living room which is a lovely light room with sliding patio doors leading out onto the West facing balcony.

Across the landing there is a good size single bedroom with built in wardrobe and a family bathroom which is fitted with white suite comprising a bath, sink and WC.

On the second floor landing there are 2 useful storage cupboards - one housing the recently fitted hot water tank. Bedroom two is a good size double room with built in wardrobe to the front aspect of the property. The main bedroom has French doors leading to a Juliet balcony which offers views of the marina. A lovely size room with double built in wardrobe and ensuite shower room.



Across from the front of the property, through a secure gate, there is a remote 11 metre mooring with access to electricity and water.

MATERIAL INFORMATION

- Price (£) - £595,000
- Tenure – Freehold for House
- Leasehold for Mooring
- Length of Lease on Mooring (years remaining) – 112 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 G
- 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

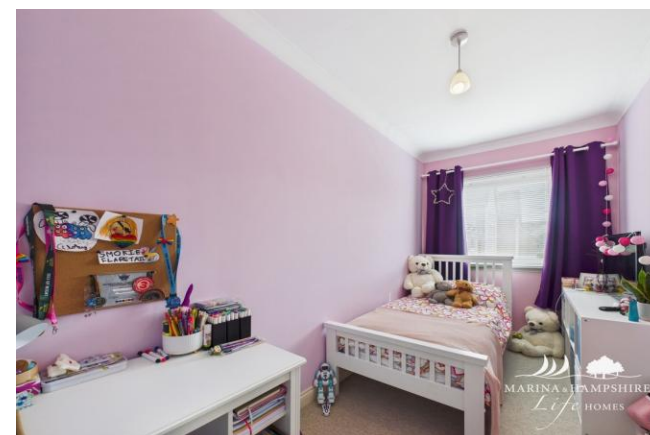
Land Registration Fees

Solicitors Fees and Disbursements

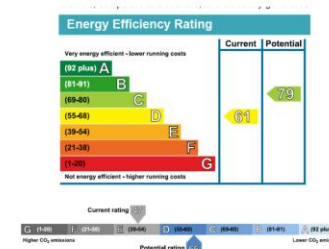
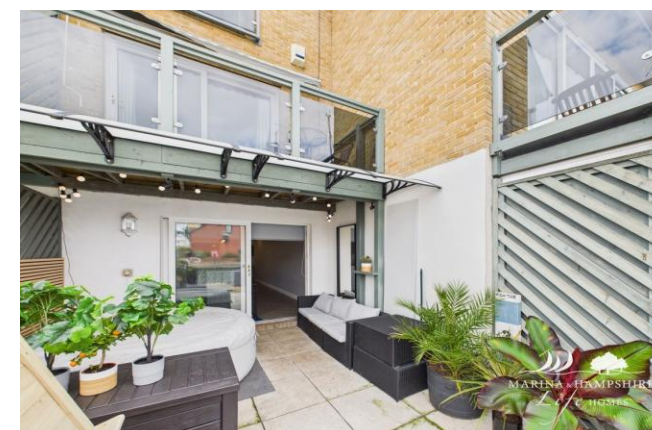
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY

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.







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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.