

44 Bryher Island

Portsmouth, Hampshire, PO6 4UF

£895,000

Delightful 3 Bedroom modern Property with large home office/attic conversion, for sale on South Bryher Island with 11 Metre Mooring. Must be seen to fully appreciate all this property has to offer.



Property Features

- Three Bedrooms
- Three Ensuite Bathrooms
- Modern German Fitted Kitchen
- South Facing Rear Garden
- 11 Metre Mooring at End of Garden
- Attic Conversion - Large Office
- Beautifully Presented Throughout
- Utility Room
- Close to Port Solent Boardwalk
- Driveway Parking

Full Description

OVERVIEW

This delightful three bedroom South Facing town house is available for sale with 11 metre mooring. Situated in the desirable Bryher Island at Port Solent, this property has been upgraded throughout to include ensuite bathrooms to all of the bedrooms and a great attic conversion which provides a versatile space as a home office or additional bedroom.

Port Solent provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments. The Boardwalk provides shopping, bars, restaurants, a multi screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail (Havant Station 15 mins away by car) and motorway links directly to London and the South Coast. Access via Portsmouth Harbour to the Solent and the Isle of Wight.

ROOM MEASUREMENTS

GROUND FLOOR

Partial Car Port Conversion

Entrance Hall 15' 6" x 5' 5" (4.74m x 1.67m)

Utility Room 5' 9" x 6' 3" (1.77m x 1.91m)

Cloakroom 3' 3" x 6' 3" (1m x 1.91m)

Kitchen/Dining Room 18' 2" x 12' 0" (5.56m x 3.68m)

FIRST FLOOR LANDING

Bedroom Three 12' 5" x 12' 0" (3.79m x 3.68m)

Ensuite Bathroom 7' 3" x 5' 5" (2.23m x 1.67m)

Living Room 18' 2" x 12' 1" (5.56m x 3.69m)

Balcony 13' 0" x 5' 1" (3.98m x 1.56m)

SECOND FLOOR LANDING

Bedroom Two 12' 5" x 10' 0" (3.79m x 3.07m to wardrobe)

Ensuite Shower Room 4' 6" x 6' 0" (1.38m x 1.85m)

Main Bedroom 18' 2" x 12' 0" (5.56m max x 3.66m max)

Ensuite Shower Room 6' 1" x 6' 5" (1.87m x 1.98m)

THIRD FLOOR

Attic Conversion

Large Office 27' 8" x 12' 1" (8.44m x 3.7m)

OUTSIDE

Rear Garden 12' 9" x 21' 10" (3.9m x 6.67m)

11 Metre Mooring



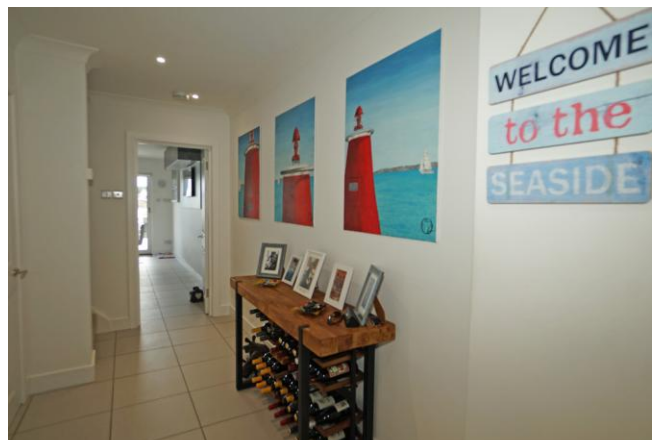
PROPERTY DESCRIPTION

Presented in immaculate order throughout this house has been modernised in recent years by the current owners to provide a spacious home with South facing marina views, with the added bonus of having an 11 metre mooring at the end of the garden.

The car port has been partially converted to provide an enclosed entrance area with wrought iron gates with privacy glass and has a useful large storage cupboard (you can fit a bike in!). Once inside the entrance hall you will find doors leading to the utility room, cloakroom, kitchen/dining room and stairs leading to the first floor.

The kitchen is a German Kutschenhaus design in a contemporary finish with white and grey units and matching solid worktop, there is a large central island which provides further storage space. The large inset one and a half sink with waste disposal unit has a Quooker constant hot water tap and built in appliances to include large induction hob with central extractor, fridge/freezer, dishwasher, NEFF oven, combination microwave/oven and warming drawer. There is also a built in wine cooler and pull out cupboard housing the bins.

Sliding patio doors lead out from the kitchen to the South Facing patio garden which has been laid with porcelain tiles and two infra-red overhead heaters. At the end of the garden there is boundary glass at the bottom of the garden and an 11 metre mooring with power and water supply for your use.



On the first floor there is a double bedroom with built in mirrored wardrobe and built in desk and shelving and ensuite bathroom with bath with shower fitted over, inset sink with vanity unit under, wall hung WC and heated towel rail. Across the landing you will find the large living room which has sliding patio doors that lead out onto the South Facing balcony. There are lovely views across the marina fairway and down to the lock.

On the second floor landing there are 2 storage cupboards, one housing the hot water tank. Bedroom Two is a good size double room with a built in wardrobe and has a built in desk and cupboards and modern contemporary ensuite shower room with heated towel rail.

The main bedroom is a good size double room with floor to ceiling built in wardrobes with sliding doors all along one wall, which also includes a central dressing table with lighting above. There are patio doors with a juliet balcony which provide further views to the marina. The ensuite is a wet room design with large walk in shower and wall hung WC and wash basin with vanity unit under with heated towel rail.

The top floor of the house has been converted to provide a large office/living space with built in shelving and two desks. There are built in cupboards and eaves storage and ample room for a sofa. Four velux windows provide plenty of light throughout the room.

MATERIAL INFORMATION

- Price (£) - 895,000
- Tenure – Freehold for House and 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 heating on the ground floor and in the bathrooms and ceiling heating in the lounge and bedrooms
- Water Softener
- Broadband - Full 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 4 floors

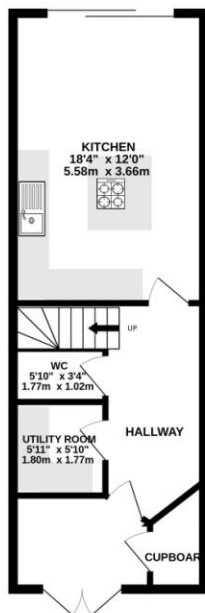
VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

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.

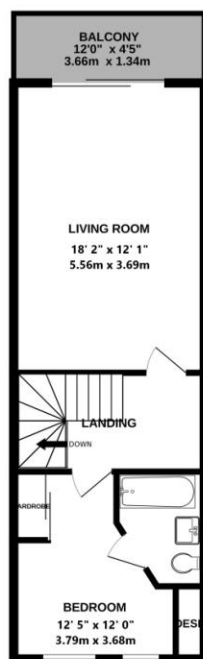




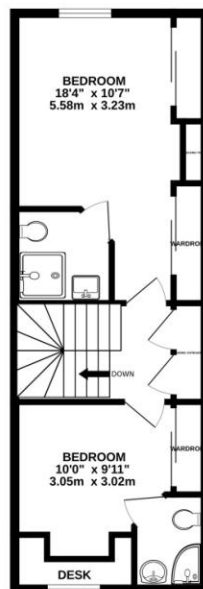
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



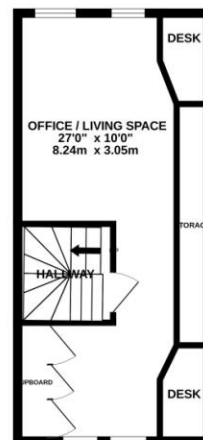
1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



3RD FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		72 C
55-68	D	63 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