



Newlyn Way

Port Solent, PO6 4TN

RENT

£1,750 pcm

Beautifully presented three bedroom end terrace house with garage and driveway parking, situated in Newlyn Way, Port Solent. The house has had several upgrades to include fresh decor, new appliances and kitchen worktop and new bathroom. Call today to arrange your viewing!



Property Features

- Three Bedrooms
- New Decor Throughout
- Two Bathrooms
- West Facing Balcony
- Available Now
- Garage with Driveway Parking
- Kitchen with Appliances
- Conservatory
- Enclosed Rear Garden

OVERVIEW

Situated in Newlyn Way, Port Solent, this rental home is one not to be missed.

Port Solent is one of Portsmouth's most desirable waterfront destinations, combining a relaxed marina lifestyle with a vibrant mix of leisure and dining.

At the heart of Port Solent is its lively promenade, home to a wide selection of restaurants, cafés, and bars, making it a popular spot for both residents and visitors. The marina itself provides a stunning backdrop, with luxury yachts and sailing boats contributing to its unique coastal charm.

The area is also well-suited for convenience and connectivity, with easy access to the A27 and M27, linking to Portsmouth, Chichester, and beyond. Nearby shopping facilities, leisure amenities including a cinema and David Lloyd Leisure Centre, and good local schools further enhance its appeal.

Overall, Port Solent offers an exceptional balance of waterside tranquillity and modern living, making it an ideal choice for those seeking a stylish home in a sought-after coastal setting.

ROOM MEASUREMENTS

Hallway - 3.12 x 2.29
Ground Floor Bedroom 3 - 3.31 x 1.89
Ground Floor Bedroom 2 - 4.65 x 2.72
Cloakroom - 2.29 x 1.40
Kitchen/Diner - 4.70 x 3.60
Conservatory - 4.18 x 2.30
First Floor Landing
Living Room - 4.71 x 3.67
Balcony - 4.04 x 1.62
Bedroom 1 - 4.71 x 3.51
Family Bathroom 2.35 x 1.47
Garden - 6.25 x 6.07
Garage and Driveway Parking

PROPERTY DESCRIPTION

This well presented three-bedroom townhouse is enhanced by fresh décor and a calm, neutral colour palette. The property features well-proportioned accommodation, with neutral carpeting adding warmth and continuity across each level.

You enter the property via the side porch into the entrance hall, where you will find a useful storage cupboard, stairs leading to the first floor and doors leading to 2 ground floor bedrooms, the ground floor shower room and the kitchen/breakfast room.

The fitted kitchen is thoughtfully designed, with newly fitted quartz worktops and a range of new built in appliances to include oven, hob and extractor, dishwasher and fridge/freezer. The practical space is ideal for both everyday living and entertaining. To the rear, a bright conservatory provides additional reception space.



The two ground floor bedrooms - one a single room and one a large double, both have built in wardrobe cupboards and are finished with white decor and neutral carpet.

Upstairs, the home continues to impress with a spacious living room with sliding patio doors which lead out onto the West facing balcony. Here you can sit and enjoy the afternoon and evening sunshine, whilst taking in the marina views.

There is also a large double bedroom with two built in wardrobes and a newly fitted bathroom with white sanitary ware to include bath with shower over, WC and sink inset into vanity unit.

Externally, the property benefits from a low-maintenance paved rear garden, offering a private outdoor retreat. A garage and driveway parking provide added convenience, completing this attractive and move-in-ready home.



MATERIAL INFORMATION

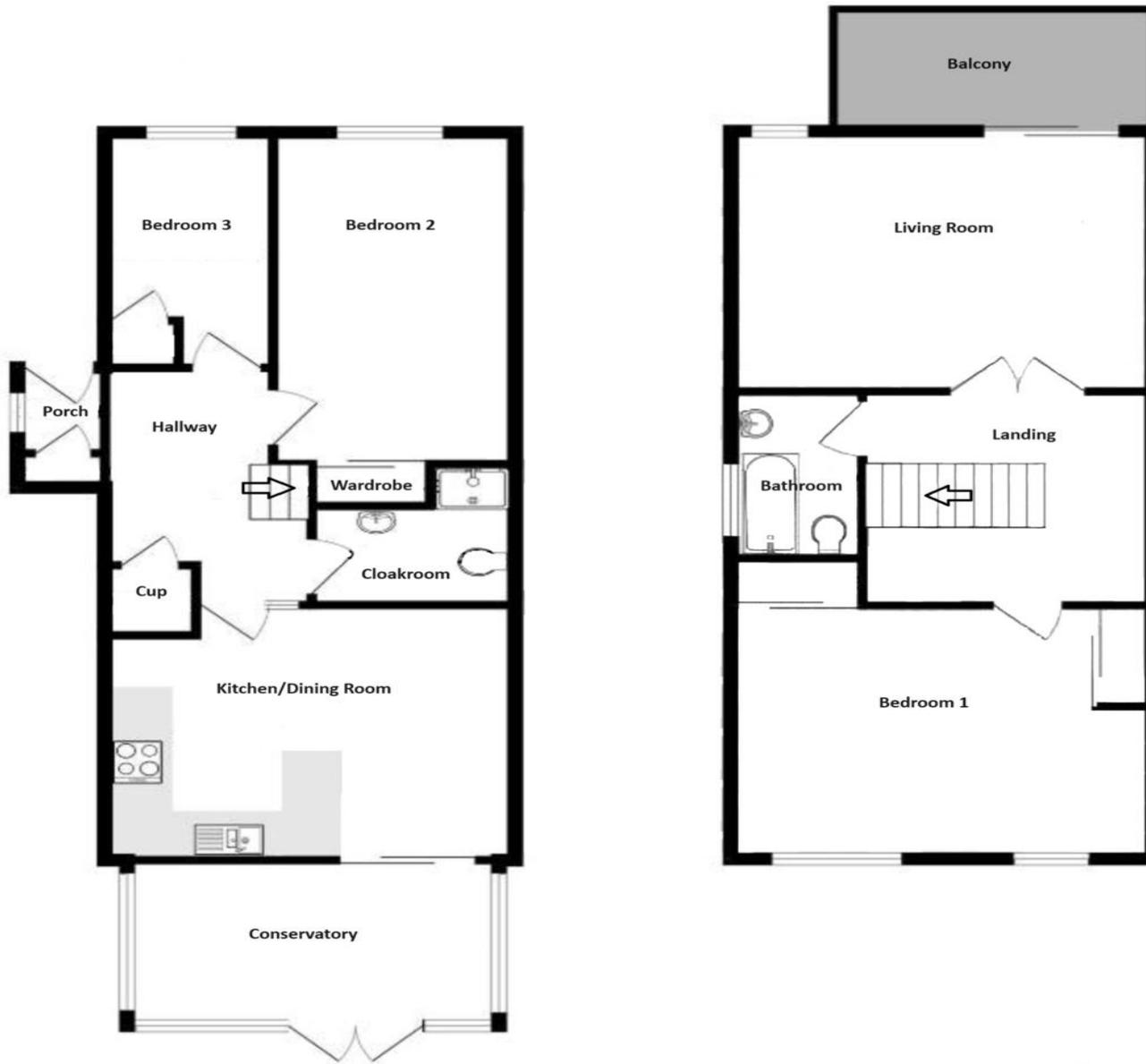
- *Rent - £1750 pcm
- *Holding Fee One Weeks Rent - £403.84
- *Deposit - Five Weeks Rent – 2019.23
- *Council Tax Band E, Portsmouth City Council
- *Length of Tenancy – Long Term
- *Property Construction – Timber frame and brick
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Electric under floor and ceiling heating
- *Broadband – Fibre
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Garage and Driveway Parking
- *Restrictions – Subject to Management Co Covenants
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- *Accessibility – Step up to entry, accommodation over 2 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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