



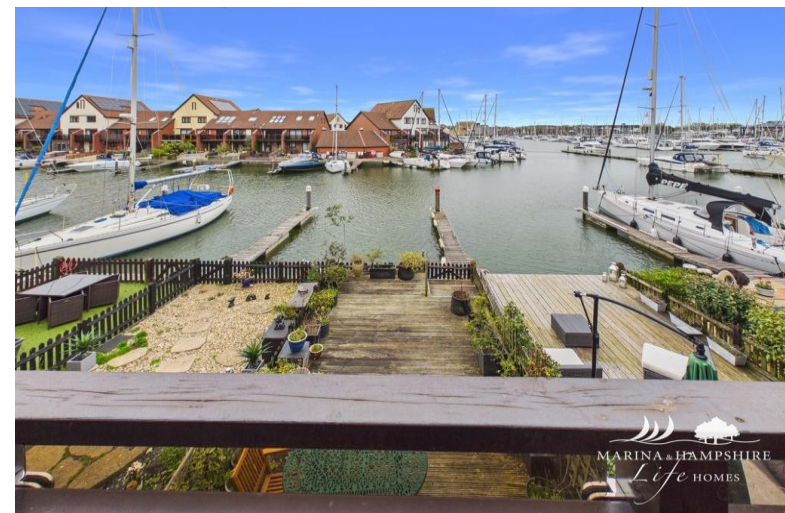
Sennen Place

Port Solent, PO6 4SZ

Offers In Excess Of

£600,000

Beautiful 5-bedroom townhouse in sought-after Sennen Place, Port Solent. Extended to offer a spacious open-plan kitchen/living area with bi-fold doors to garden, terrace and 11m mooring. Balcony with marina views, 3 bathrooms, carport and driveway. Ideal for family living.



Property Features

- FIVE BEDROOM TOWNHOUSE
- MAIN BEDROOM WITH ENSUITE
- EXTENDED KITCHEN/LIVING AREA
- 11 METRE MOORING TO REAR GARDEN
- CARPORT WITH DRIVEWAY
- FAMILY BATHROOM
- ADDITIONAL SHOWER ROOM
- CLOSE TO BARS AND RESTAURANTS
- NO ONWARD CHAIN
- VIEWING IS HIGHLY RECOMMENDED

OVERVIEW

Located within the prestigious marina development of Port Solent, Sennen Place offers an exceptional waterside lifestyle combining modern convenience with a relaxed coastal atmosphere.

Residents enjoy immediate access to a vibrant waterfront setting, with an excellent selection of restaurants, cafés, and bars all within walking distance, making it ideal for socialising and dining while enjoying the marina views. There is also a multi-screen cinema, health and fitness facilities, and a variety of retail outlets nearby, ensuring everyday living is both convenient and enjoyable.

For those who appreciate the outdoors, the surrounding area offers scenic coastal walks, cycling routes, and easy access to nearby green spaces. The marina itself provides a unique setting for boating enthusiasts, with direct access to the Solent and beyond.

Sennen Place is also well positioned for commuters, with excellent transport links via the A27 and M27, providing easy connections to Portsmouth, Chichester, and Southampton. Mainline rail services from nearby stations offer direct routes to London, making it an attractive option for those balancing coastal living with city access.

Highly regarded local schools and a strong community atmosphere further enhance the appeal, making this location particularly popular with families and professionals alike.

Combining a sought-after marina setting, excellent amenities, and superb connectivity, Sennen Place represents a desirable and well-rounded place to call home.

PROPERTY DESCRIPTION

Situated in the highly sought-after location of Sennen Place, Port Solent, this beautifully presented five-bedroom townhouse offers spacious and versatile accommodation, perfectly suited to modern family living or multi-generational households.

The property has been thoughtfully extended to the rear, creating an impressive open-plan kitchen and living area. This bright and contemporary space features bi-fold doors that open seamlessly onto the garden, providing an ideal setting for both everyday living and entertaining.

To the rear, the property further benefits from a private terrace and an 11 metre mooring, offering direct access to the water and a fantastic opportunity for boating enthusiasts.



Internally, the home comprises five well-proportioned bedrooms, three bathrooms, and an additional cloakroom, ensuring ample space and convenience for a growing family.

The lounge enjoys access to a private balcony overlooking the marina. A perfect spot to relax and take in the sunset views.

Externally, the property is complemented by a carport and driveway, providing practical and secure parking.

This exceptional home combines generous living space, desirable waterside features, and a prime Port Solent location, making it a rare and exciting opportunity.

ROOM MEASUREMENTS

HALLWAY - 6' 6" x 4' 2" (1.98m x 1.27m)

CLOAKROOM - 3' 3" x 6' 8" (0.99m x 2.03m)

KITCHEN/LIVING ROOM - 21' 1" x 12' 1" (6.43m x 3.68m)

LANDING - 6' 1" x 6' 3" (1.85m x 1.91m)

LOUNGE - 18' 6" x 12' 1" (5.64m x 3.68m)

BALCONY - 12' 1" x 6' 1" (3.68m x 1.85m)

BEDROOM TWO - 11' 11" x 12' 1" (3.63m x 3.68m)

LANDING - 6' 1" x 6' 2" (1.85m x 1.88m)

BEDROOM THREE - 11' 11" x 6' 7" (3.63m x 2.01m)

BATHROOM - 11' 0" x 5' 0" (3.35m x 1.52m)

MAIN BEDROOM - 14' 3" x 12' 11" (4.34m x 3.94m)

EN SUITE ROOM - 6' 7" x 3' 11" (2.01m x 1.19m)

LANDING - 6' 1" x 6' 2" (1.85m x 1.88m)

BEDROOM FOUR - 11' 9" x 8' 9" (3.58m x 2.67m)

BEDROOM FIVE - 14' 5" x 11' 3" (4.39m x 3.43m)

BATHROOM - 6' 9" x 5' 6" (2.06m x 1.68m)

CARPORT - 15' 1" x 12' 2" (4.6m x 3.71m)



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MATERIAL INFORMATION

- Price (£) - OIEO- £600,000
- 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 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)
- Accessibilty- On Three Levels

Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

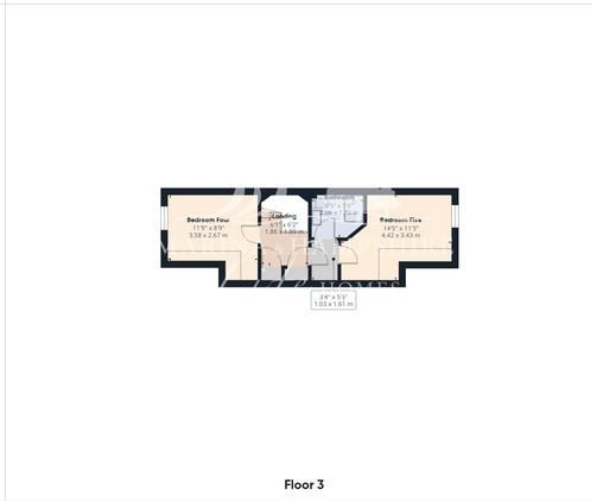
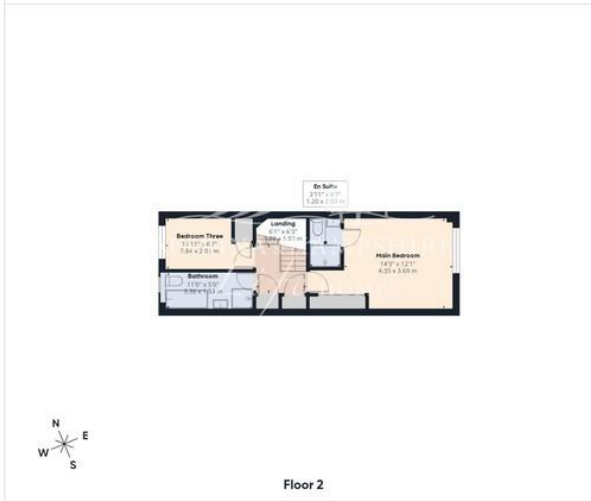
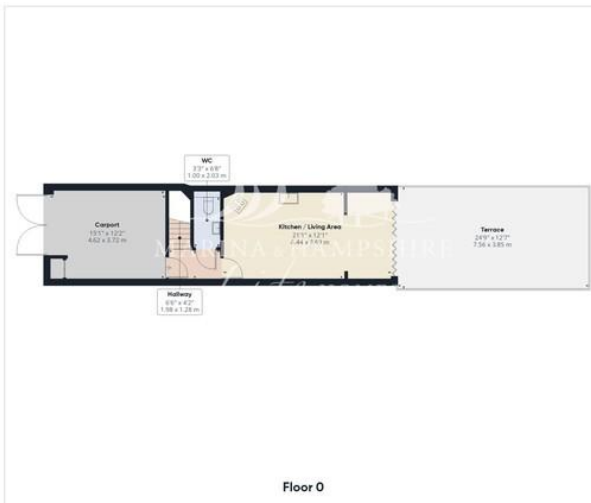
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT 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.







Approximate total area^m
 1655 ft²
 153.9 m²

Balconies and terraces
 383 ft²
 35.6 m²

Reduced headroom
 41 ft²
 3.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 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