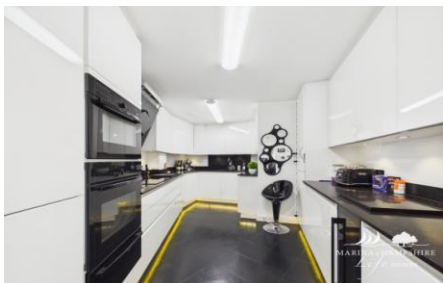


Oyster Quay

Port Way, Port Solent, PO6 4TG

Asking Price Of £400,000

Beautifully presented two-bedroom fifth floor South facing apartment with garage and two allocated parking spaces, situated at the prestigious Oyster Quay development at Port Solent. Must be viewed to appreciate all this property has to offer.



Property Features

- Fifth Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen with Appliances
- South Facing Balcony
- Garage
- South Facing Aspect
- Two Ensuite Shower Rooms
- Large Living/Dining Room
- Two Allocated Parking Spaces

OVERVIEW

Oyster Quay is widely regarded as one of Port Solent's most prestigious marina-side developments, occupying a prime waterfront position overlooking the vibrant yacht marina. Perfectly situated, it combines a peaceful coastal setting with excellent convenience—just moments from the popular Boardwalk, offering a wide selection of waterside restaurants, bars, cafés, boutique shops and a cinema. The location also provides easy access to the M27 and mainline rail links, making it ideal for both commuters and those seeking a relaxed lifestyle by the water.

A key attraction of Oyster Quay is its exclusive residents' leisure complex. Residents benefit from a private indoor swimming pool, which is heated for year-round use, alongside a fully equipped gym, allowing convenient fitness and wellness without leaving home. Additional facilities include a sauna and jacuzzi.

Externally, the development is set within well maintained communal gardens, complete with water features and seating areas. A particularly appealing feature is the dedicated outdoor BBQ and entertaining area, which can be used by residents for social gatherings and private events—perfect for enjoying the marina surroundings during the warmer months.

ROOM MEASUREMENTS

Entrance Hall - 6.64m x 1.03m (21' 9" x 3' 4")
Bedroom Two - 3.95m x 3.64m (12' 11" x 11' 11")
Ensuite - 1.57m x 1.56m (5' 1" x 5' 1")
Cloakroom - 1.77m x 0.96m (5' 9" x 3' 1")
Bedroom One - 3.59m x 4.05m (11' 9" x 13' 3")
Ensuite - 2.23m x 3.06m (7' 3" x 10' 0")
Kitchen - 5.50m x 3.00m (18' 0" x 9' 9")
Living/Dining Room - 6.89m x 7.75m (22' 7" x 25' 5")
Balcony - 5.42m x 1.59m (17' 9" x 5' 2")
Garage
Two Allocated Parking Spaces

PROPERTY DESCRIPTION

Positioned on the sought-after fifth floor at Oyster Quay, Port Solent, this beautifully presented two double bedroom, two bathroom apartment offers stylish waterfront living with the added benefit of exceptional natural light and elevated views.

Upon entering the property, you are welcomed by a spacious entrance hall, complete with useful storage cupboards, providing practical and discreet space for everyday essentials. There is a useful cloakroom in addition to the 2 ensuite bathrooms.



The apartment boasts a large living/dining room, ideal for both relaxing and entertaining, featuring impressive floor-to-ceiling patio doors that flood the space with natural light and open directly onto the south-facing balcony-perfect for enjoying sunny days and marina views.

The contemporary white gloss kitchen is complemented by sleek black worktops and a full range of integrated appliances to include induction hob with modern extractor over, Miele oven and combination oven, full height fridge and separate undercounter freezer, dishwasher and washing machine. Under cupboard lighting finishes the look, providing a clean and modern space ideal for day-to-day living.

The main double bedroom is generously proportioned, with plenty of built in wardrobes and doors leading to the ensuite bathroom which is fitted with a large corner shower, WC and bidet, and large vanity storage unit incorporating sink and mirrored cupboards. The second bedroom is also a double room with built in mirrored sliding wardrobe. This room is currently used as a study/guest room and features a removable dark wood unit incorporating desk and storage space. This room also has a further ensuite shower room fitted with shower, WC and sink.

The accommodation is finished throughout in neutral décor with quality carpets, offering a fresh and versatile backdrop ready for immediate occupation. Gas central heating ensures comfort all year round.

Further benefits include a private garage and two allocated parking spaces, offering rare and valuable convenience within this popular marina development.

This impressive apartment combines modern living with an enviable coastal setting, making it an ideal home.



MATERIAL INFORMATION

- Price (£) – 400,000
- Tenure - Leasehold
- Length of lease (years remaining) – 112 Years
- Annual ground rent amount (£) £667 per annum charged half yearly in January and July
- Ground rent review period (year/month) - 1st January 2018 - Every 10 Years (currently under review)
- Annual service charge amount (£) 5698 for apartment (reviewed April, yearly) £251 car bay annually
- Annual Port Solent charge amount (£) 466 charged half yearly
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking-Two allocated parking spaces plus garage
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-Ask Agent re latest situation on Cladding related remedial works
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

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.







Approximate total area⁽¹⁾
1159 ft²
107.7 m²

Balconies and terraces
87 ft²
8.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	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