



£387,500 Freehold



9 Carne Place  
Port Solent  
Hampshire  
PO6 4SY

- Marina Town House
- Underfloor and Ceiling Heating
- Ensuite to Master
- Carport and Driveway

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"Attractive and refurbished three storey modern townhouse located within the popular Marina development of Port Solent. Port Solent offers marina life living yet retaining excellent transport links for trains and motorways for the busy commuter. With a range of bars and restaurants and niche shops the property offers an excellent living lifestyle. The property is situated over three floors and offers good sized accommodation with en suite to the master bedroom, refurbished south west facing balcony with views towards the marina and the waterfront, individual room heating, carport and driveway. As mentioned the property has been refurbished and benefits from new kitchen, bathroom, en suite and new flooring throughout. "

## **Matt Spacey, Senior Branch Manager, Portchester Office**

### **HALLWAY**

Tiled floor, stairs to first floor, doors to:

### **WC/UTILITY ROOM**

Low flush wc, wall mounted hand basin, space and plumbing for washing machine, tiled floor.

### **KITCHEN/DINER**

15' 6" x 12' 1" (4.72m x 3.68m) Rear aspect double glazed French doors and reveals, modern range of wall and base units with integrated dishwasher, fridge/freezer, double oven, ceramic hob with hood over, sink and drainer, tiled floor with heating.

### **FIRST FLOOR LANDING**

Storage heater, doors to:

### **LOUNGE**

19' 2" x 12' 1" (5.84m x 3.68m) Front aspect double glazed sliding doors to balcony, ceiling heating.

### **BALCONY**

Refurbished south west facing balcony with partial views of both the Marina and the waterfront.

### **BEDROOM**

12' 1" x 11' 7" (3.68m x 3.53m) Rear aspect double glazed window, double mirrored wardrobe, ceiling heating.

### **SECOND FLOOR LANDING**

Airing cupboard, further storage cupboard, doors to:

### **MASTER BEDROOM SUITE**

19' 2" x 12' 1" (5.84m x 3.68m) Front aspect double glazed window with views as per balcony, double mirror fronted wardrobe cupboard, door to:

### **EN SUITE**

Modern suite comprising, enclosed double shower cubicle with mains shower, hand basin, low flush wc, tiled walls and flooring.

### **BEDROOM**

11' 6" x 6' 8" (3.51m x 2.03m) Rear aspect double glazed window, single wardrobe cupboard, ceiling heating.

### **BATHROOM**

Refitted suite comprising panelled bath, enclosed shower cubicle with mains shower, low flush wc, vanity hand basin, laminated flooring, Perspex wall covering.

### **GARDEN**

Private enclosed patio area with rear flower bed area, outside tap.

### **CARPORT AND DRIVEWAY**

Covered carport with, lighting, water, storage cupboard, accessed via private driveway. Additional visitors parking available.

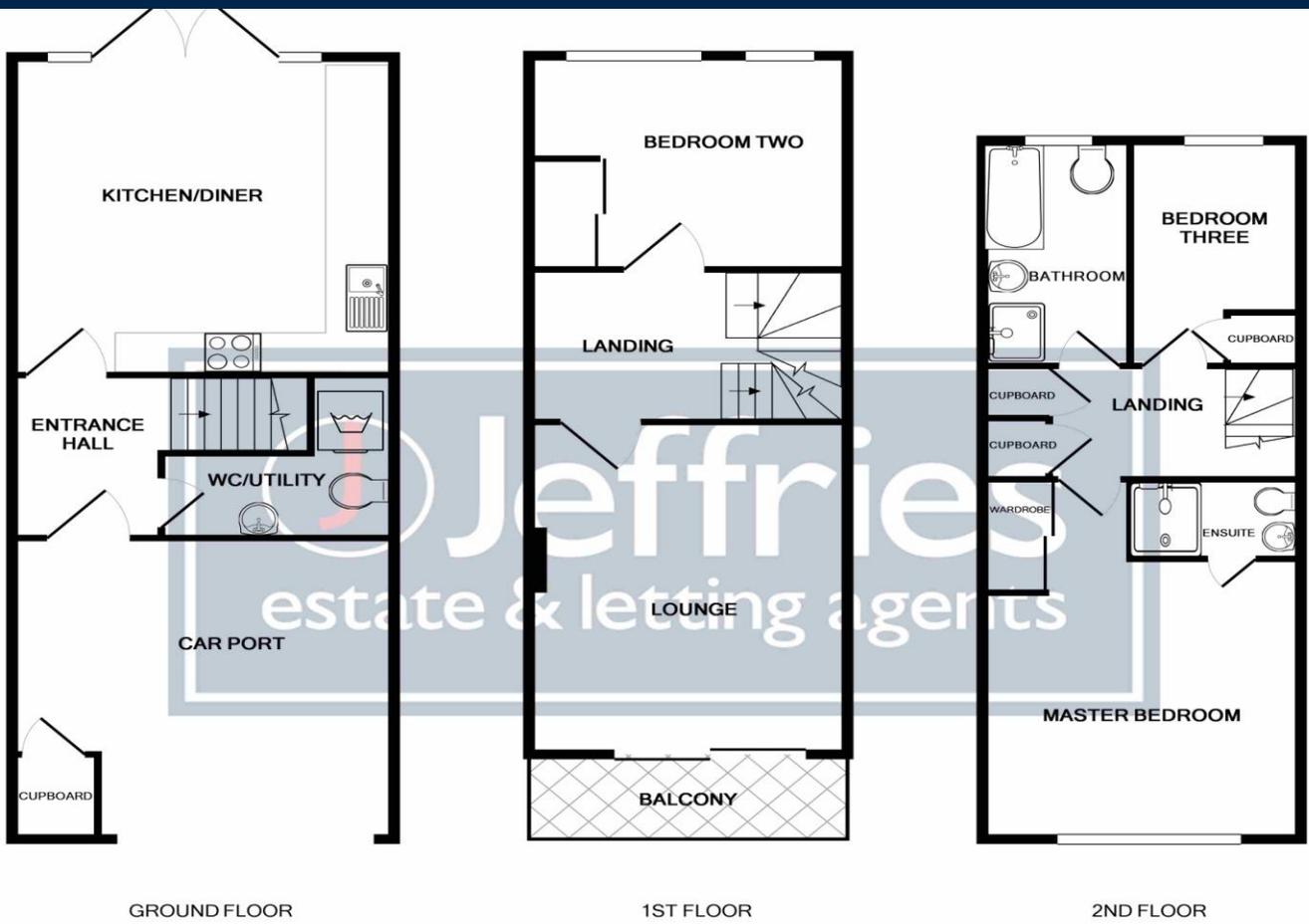


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GROUND FLOOR

1ST FLOOR

2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental (CO<sub>2</sub>) Impact Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	