





ACCOMMODATION

Nestled within the esteemed Port Solent Marina community, this elegant three-bedroom townhouse offers a harmonious blend of waterfront living and contemporary luxury. Occupying a premium plot on Sennen Place, renowned for its tranquil atmosphere and picturesque vistas, this residence beckons those in pursuit of a peaceful yet dynamic lifestyle with water views from both the front and back of the property, away from the noise of the local restaurants, shops and M27. The ground floor unveils an inviting open-plan kitchen/dining/breakfast room adorned with integrated appliances and a central island with a breakfast bar. Double doors gracefully open to the rear patio, extending onto the marina, creating an ideal space for relaxation and entertainment with the property's own 11-metre mooring found at the end of the patio area. A handy cloakroom under the stairs completes the ground floor. Ascending to the second floor reveals bedroom two, a cosy sitting room and a balcony offering commanding views of the marina. The top floor boasts bedroom three, the main family bathroom and the principal bedroom with ensuite shower room. Completing the property is a spacious loft area accessible via an integral ladder. The property benefits from a longer-than-average plot, offering a longer back garden and space for two cars to park nose to tail at the front, in addition to an integrated garage/carport, offering additional versatility and storage space.



Approximate Area = 1241 sq ft / 115.2 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1419 sq ft / 131.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1112049



SITUATION

Along with a plethora of events and family-friendly activities, the Boardwalk features twelve bars and restaurants, boutique and branded outlets, an Odeon Cinema, and the David Lloyd gym, complete with both indoor and outdoor swimming pools. The Marina boasts 800 berths, a fully equipped boatyard offering storage for 500 boats ashore, 24-hour fuel access, and round-the-clock Marina accessibility. Additionally, it provides easy access through Portsmouth Harbour to the Solent and the Isle of Wight.



SPECIFICATION

- Three-bedroom marina townhouse
- Spacious patio garden
- Integral carport and parking
- Modern kitchen/dining/breakfast room
- Bathroom, en-suite shower room and downstairs cloakroom
- 11-metre mooring
- Close to the Bars, Shops, Cinema, Gym and Restaurants
- Stunning sea views

LOCAL AUTHORITY

Portsmouth City Council
Council Tax Band: C

ASKING PRICE

£725,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £1503.14 per annum
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.