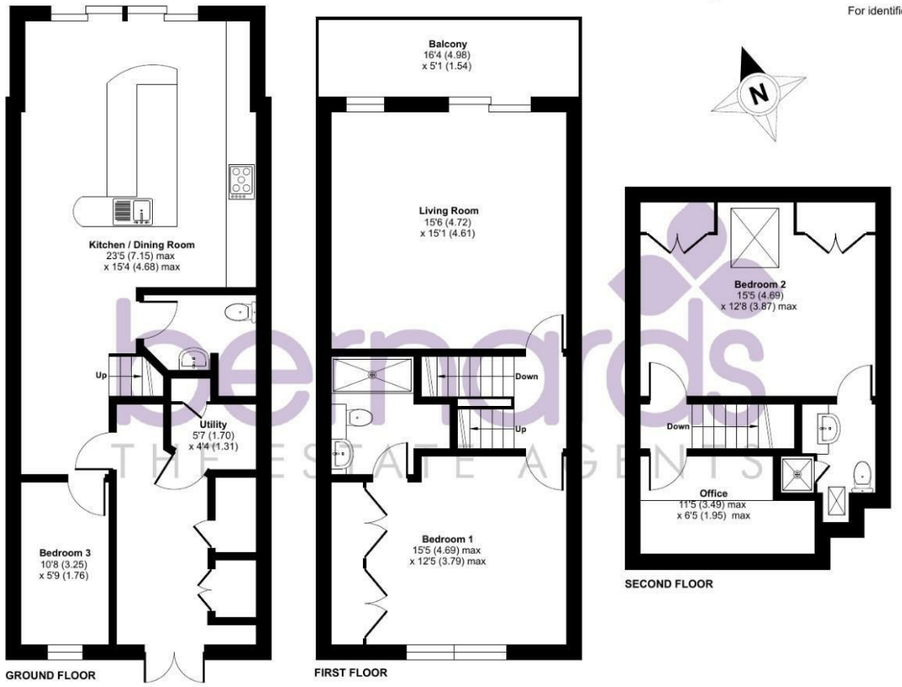
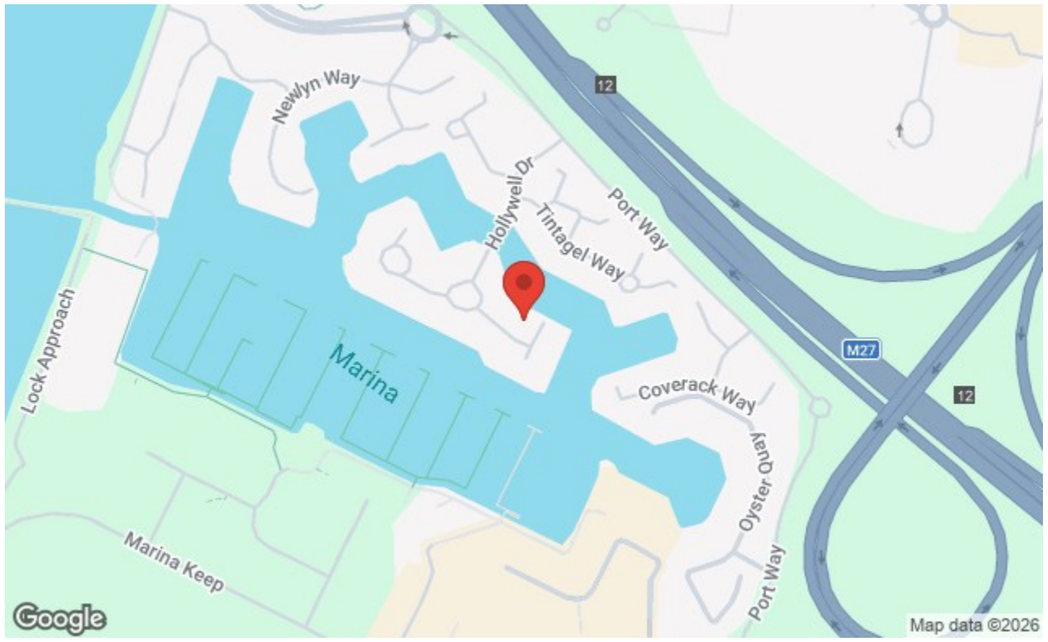
## Bryher Island, Port Solent, Portsmouth, PO6

Approximate Area = 1505 sq ft / 139.8 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1402461




The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

## Asking Price £630,000

Bryher Island, Port Solent PO6 4UE

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## HIGHLIGHTS

- BRYHER ISLAND - PORT SOLENT
- THREE BEDROOM TOWN HOUSE
- 23FT OPEN PLAN KITCHEN / DINER
- LOUNGE & WATERFRONT BALCONY
- 11M PRIVATE MOORING
- TWO EN-SUITES
- OFFICE / DRESSING ROOM
- SOLAR PANELS
- LOW MAINTENANCE GARDEN
- PARKING / DRIVEWAY

Positioned within the highly sought-after nautical locality of Bryher Island, Port Solent, this delightful townhouse offers a perfect blend of modern living and coastal charm. Spanning an impressive 1,505 square feet, the property boasts three well-appointed bedrooms, including two with en-suite bathrooms, making it ideal for families or those who enjoy hosting guests.

The heart of the home is undoubtedly the modern open-plan kitchen, complete with Bose sound system ceiling speakers, and dining area which provides a spacious and inviting environment for family meals and entertaining. The lounge, complete with a balcony, offers a serene space to unwind while enjoying views of the surrounding area. Additionally, a convenient family bathroom and a ground floor WC enhance the practicality of this lovely residence.

For those with a penchant for boating, the property includes an 11 metre private mooring, allowing for easy access to the water. There is also external power and water available. Parking is private with space for two vehicles, ensuring that you and your guests can come and go with ease.

This home combines contemporary design with the comforts of modern living, including energy-efficient solar panels. Bryher Island is renowned for its picturesque surroundings and vibrant community, making this property not just a house, but a wonderful place to call home. Whether you are looking to buy or rent, this residence offers an exceptional opportunity to enjoy a lifestyle of comfort and convenience on a waterfront location.

Call today to arrange a viewing
02392 728 091
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# PROPERTY INFORMATION

**KITCHEN / DINER**
23'5" x 15'4" (7.15 x 4.68)

**BEDROOM THREE**
10'7" x 5'9" (3.25 x 1.76)

**UTILITY CUPBOARD**
5'6" x 4'3" (1.70 x 1.31)

**WC**

**LIVING ROOM**
15'1" x 15'5" (4.61 x 4.72)

**BALCONY**
16'4" x 5'0" (4.98 x 1.54)

**BEDROOM ONE**
15'4" x 12'5" (4.69 x 3.79)

**ENSUITE**

**BEDROOM TWO**
15'4" x 12'8" (4.69 x 3.87)

**ENSUITE**

**OFFICE / DRESSING ROOM**
11'5" x 6'4" (3.49 x 1.95)

**11M MOORING**

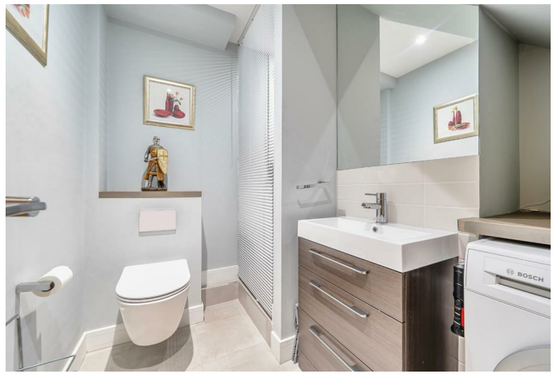
**MAINTENANCE CHARGES**
House: £1064.86 pa
Mooring: £455.47pa

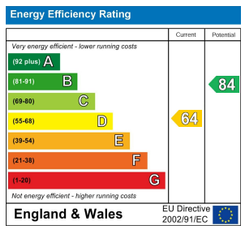
**COUNCIL TAX BAND G**

**ANTI MONEY LAUNDERING**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**BERNARDS OFFER CHECK PROCEDURE**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**SOLICITOR/ CONVEYANCING**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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