

Floor Plan



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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28 Newlyn Way  
Portsmouth, PO6 4TL

We are pleased to welcome to the market this exceptional four bedroom townhouse with off road parking in the popular location of Newlyn Way, Port Solent.

Located on the west side of Port Solent, this property's garden faces west with great views of the marina and has the benefit of sunshine throughout the afternoon and evening to the large quiet Waterside Garden.

Upon entry to the home via the secure car port the ground floor of the property consists of an open plan kitchen diner to the rear which has access into the summer room. This does have planning permission in place to be extended. Also on the ground floor there is a shower room and a study which can be utilised as bedroom four. This also has planning permission in place to be converted into a utility room. You have underfloor heating throughout the ground floor and ceiling heating throughout the ground and rest floor.

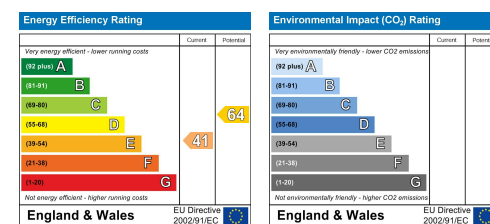
Moving up to the first floor is a large living room with access to a balcony offering amazing views of the marina. This room benefits from media wall and built in fire feature. Also on this level is a large bedroom with en-suite bathroom.

Up on to the second floor there are a further two bedrooms. One large double which features an en-suite shower room and one smaller single bedroom.

The garden is made up of raised decking which steps down to the private 11 metre mooring. There is lighting, water and electricity supply to the garden. There is private side gate access allowing the mooring to be rented.

Asking price £600,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



DIRECTORS

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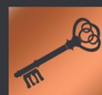


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# 28 Newlyn Way

Portsmouth, PO6 4TL



- FOUR BEDROOMS
- WEST FACING GARDEN
- OFF ROAD PARKING
- SECURE CAR PORT
- BALCONY
- OPEN PLAN KITCHEN DINER
- THREE BATHROOMS
- 11.3M MOORING
- PORT SOLENT MARINA
- PLANNING PERMISSION FOR EXTENSION

### CAR PORT

### KITCHEN DINER

18'8" x 14'9" (5.7 x 4.5)

### GROUND FLOOR SHOWER ROOM

7'10" x 6'2" (2.4 x 1.9)

### BEDROOM FOUR/STUDY

10'9" x 5'6" (3.3 x 1.7)

### SUMMER ROOM

15'1" x 4'11" (4.6 x 1.5)

### LOUNGE

15'8" x 15'5" (4.8 x 4.7)

### BEDROOM ONE

12'9" x 11'5" (3.9 x 3.5)

### EN-SUITE BATHROOM

6'10" x 5'2" (2.1 x 1.6)

### BEDROOM TWO

15'1" x 12'9" (4.6 x 3.9)

### EN-SUITE SHOWER ROOM

8'2" x 6'6" (2.5 x 2.0)

### BEDROOM THREE

7'10" x 6'6" (2.4 x 2.0)

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent

mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

### Other Information

Mooring (leasehold) - Length of lease = 116 years remaining.

Annual service charge = £1036.55 per annum for the property and £382.59 for the mooring.

