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HERE TO GET *you* THERE

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# Calshot Court, Ocean Village, SO14

Guide Price £600,000

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With a 12 metre berth, this delightful property is set on the fringes of Southampton's pretty waterfront and in a quiet cul-de sac in the highly sought-after Ocean Village. This lovely corner town house is superbly presented with accommodation arranged over three floors.

On entrance you are greeted with a spacious hallway with wood flooring, a door to a modern bathroom equipped with a walk-in shower and a waterfall shower head. Through to the first bedroom/ study room with a good view onto your very own courtyard ideal for a spot of outside entertaining. Up to the first floor is a modern kitchen with a glossy granite worktop, integrated induction hob and two ovens. The airy and light lounge and a large living/dining offers space for all hosting necessities and a long balcony. Up to the top bedroom which is currently used as a study with plenty of space with an overview of the well-maintained neighbourhood. Across the hall there is another modern bathroom with a stylish black theme throughout. The main master bedroom includes built-in clothing units and adequate space with the bay windows overlooking the gardens. Further, the driveway provides off road parking for two vehicles and with an integral garage.

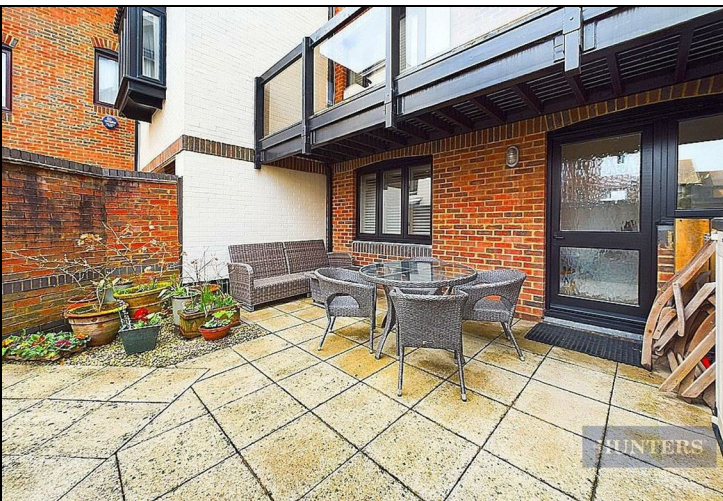
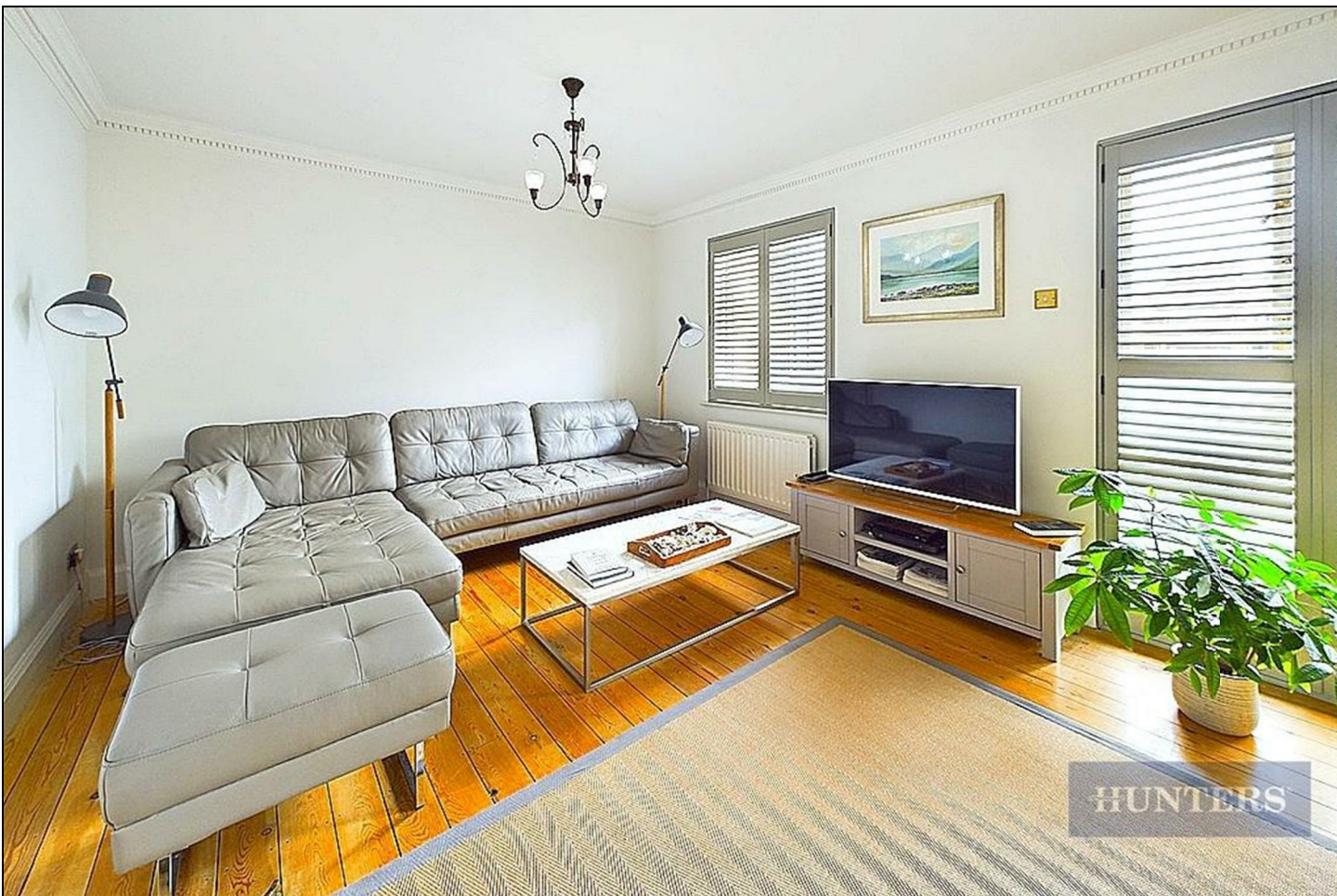
Ocean Village is the best marina in this area to offer 24-hour, deep-water access with no lock gates and a minimal current. Night and day you can watch all manner of maritime traffic, from sailing yachts and motorboats in the marina, to majestic ocean liners heading off down Southampton water. Follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre, within easy walking distance via lively Oxford Street or, simply visit one of the bars or restaurants within Ocean Village or the Five-Star Southampton Harbour Hotel on your doorstep.

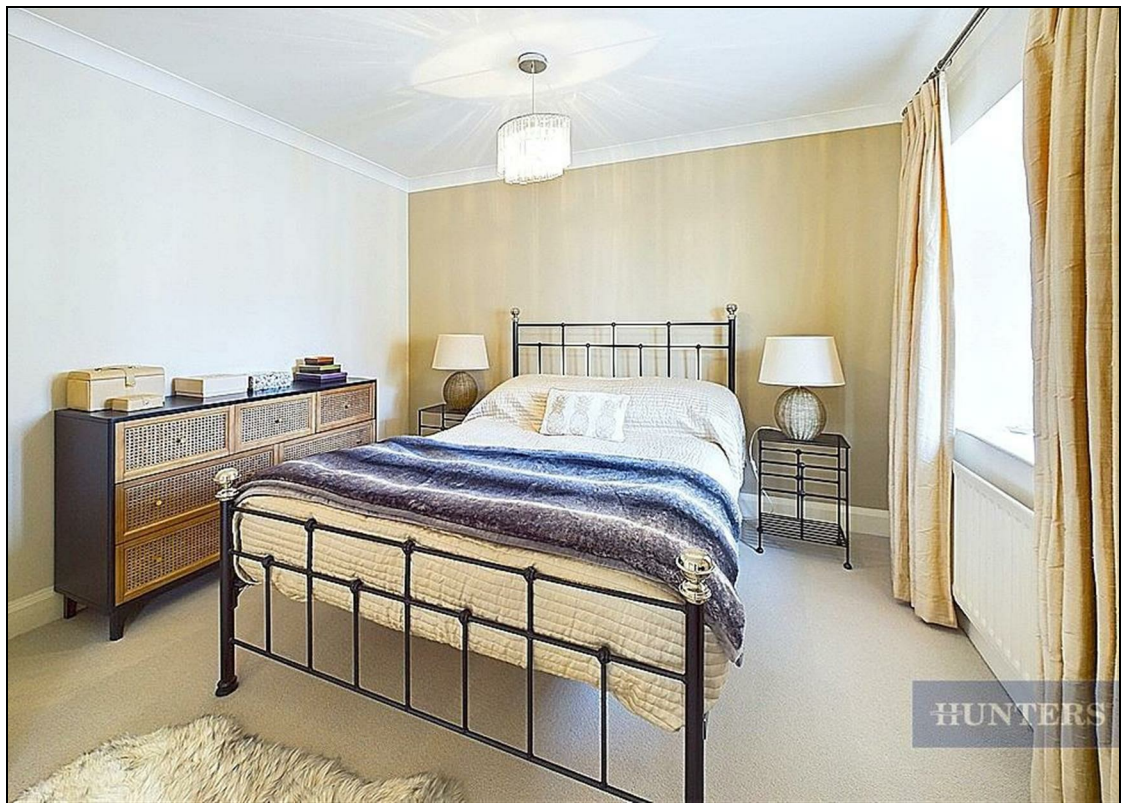
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southampton@hunters.com | www.hunters.com



## KEY FEATURES

- An Exquisite 3 Bedroom Townhouse
  - 12 Metre Berth
  - Ocean Village Location
  - Modern Kitchen
  - Balcony & Private Courtyard
  - Modern bathrooms
- Intergal Garage & Off Road Parking
- Double Glazed & Gas Central Heating
- Immaculately Presented Throughout







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Approximate total area<sup>(1)</sup>  
1,141.06 ft<sup>2</sup>  
106 m<sup>2</sup>

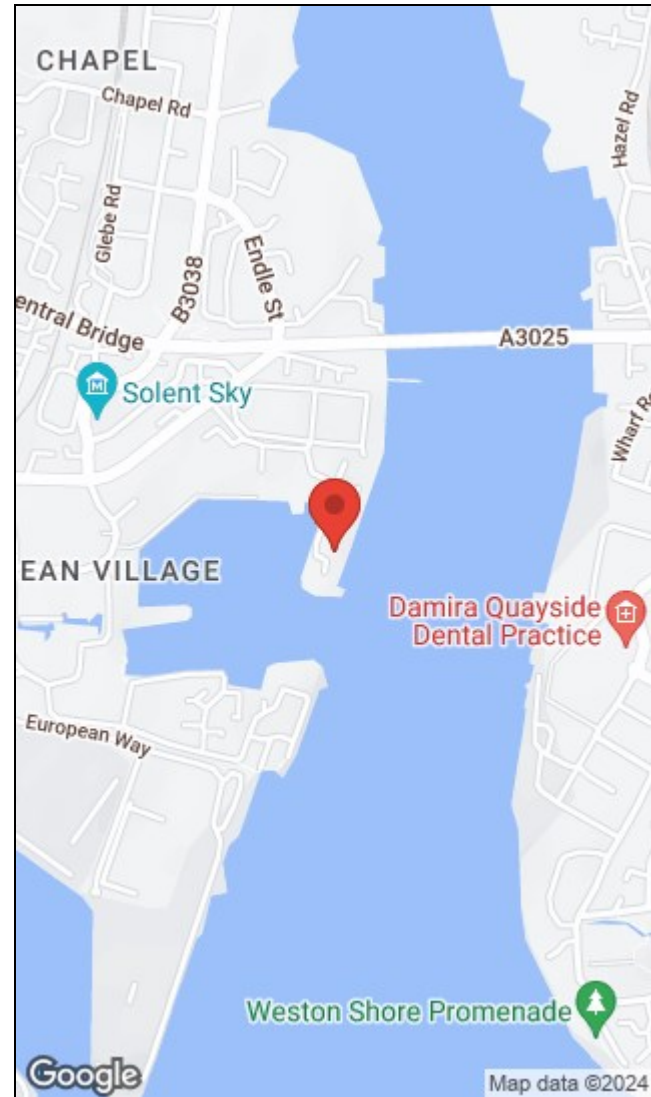
Reduced headroom  
0.36 m<sup>2</sup>  
3.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	84	EU Directive 2002/91/EC	72
England & Wales		England & Wales	

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