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Sundowner, Channel Way, Southampton

Offers In Excess Of £350,000

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This rarely available spacious fifth floor two bedroom apartment is located in the sought-after Sundowner Apartments in Ocean Village Marina. This airy apartment comprises of a sizeable hallway with storage cupboard, family bathroom and guest cloakroom, a large sitting/dining room with laminate flooring, modern fitted kitchen with integrated appliances, two double bedrooms with en-suite to the principal bedroom and benefitting from built in wardrobes to both rooms. The property also benefits from an allocated parking space, balcony from the sitting room and a separate balcony to the principal bedroom boasting direct marina views that extend towards Southampton Water. The building also benefits from an on-site concierge and video entry phone system.

The property is situated within walking distance of Southampton city centre, Oxford Street and is also within close distance of local transport links.

Ocean Village Marina offers a relaxed atmosphere and something for everyone; bars, restaurants, cinema and activity centre.

Watch the boats sail from many resting spots around the water, follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre. Ocean Village is offers local restaurants and bars, with a short stroll (0.5 miles) to the more lively Oxford Street.

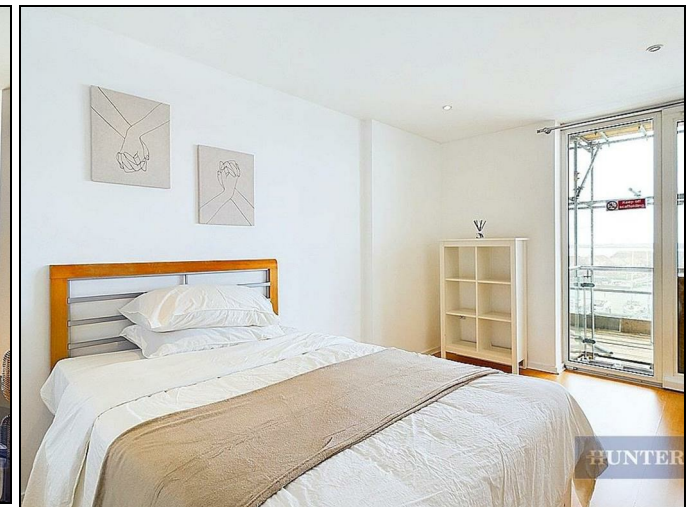
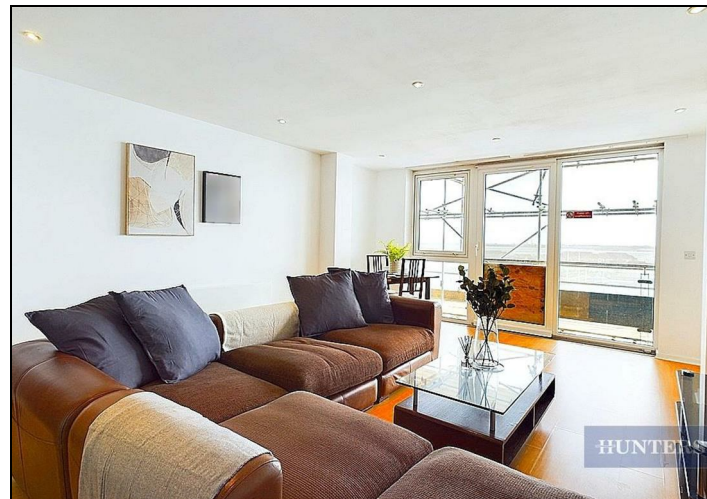
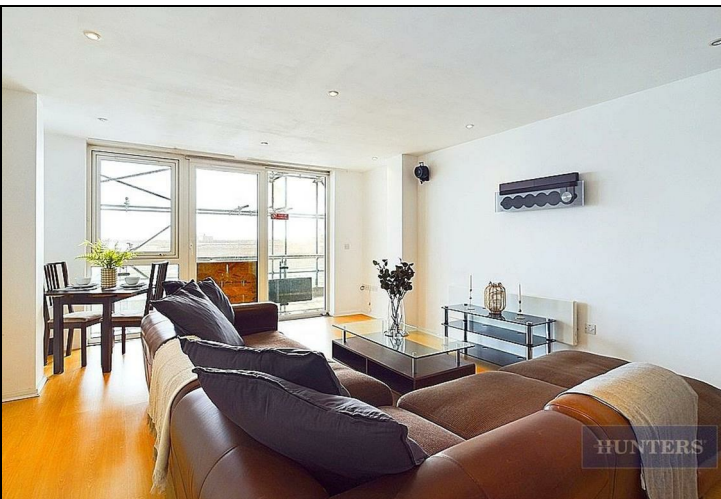
Sundowner has a B2 EWS1 rating. Barretts have confirmed all costs associated with remedial work will be covered which are due to compete late 2024.

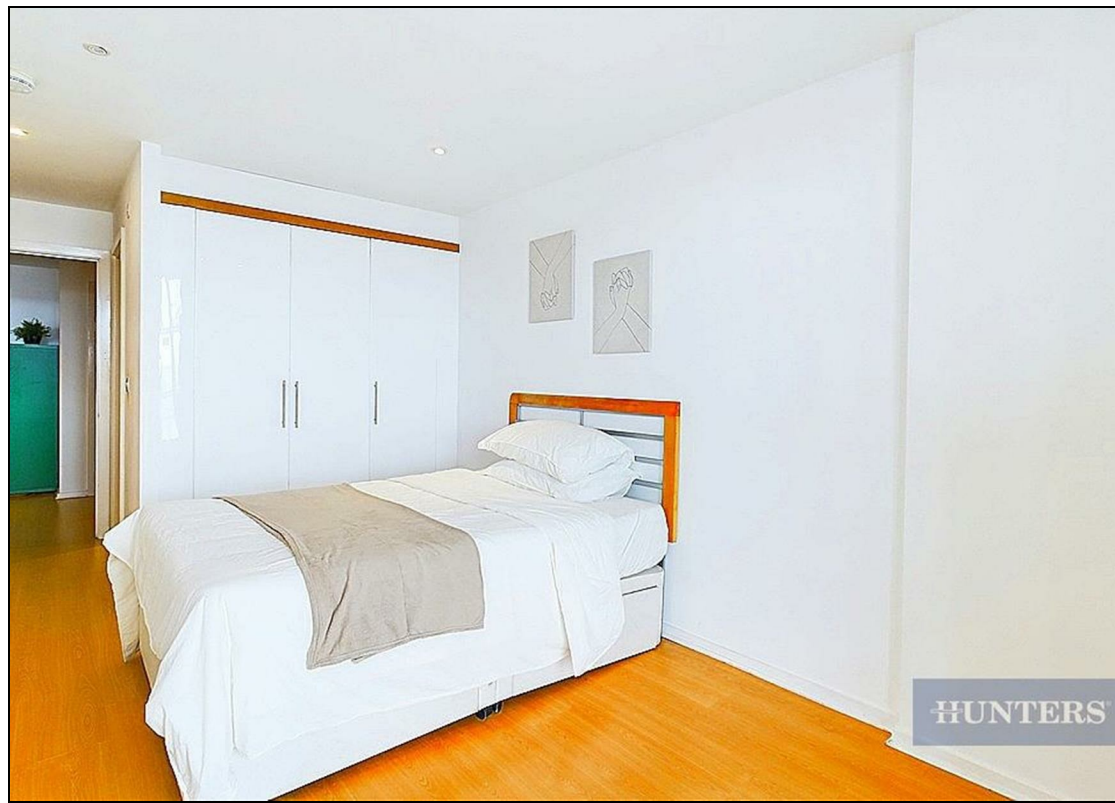
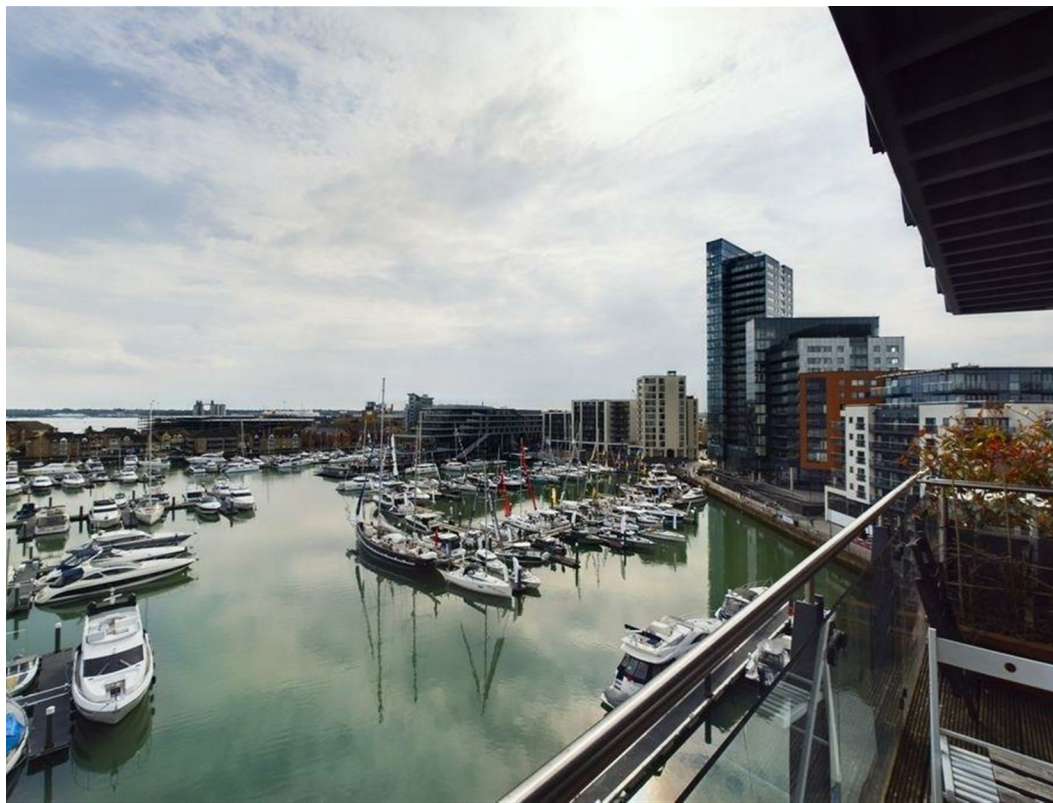
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



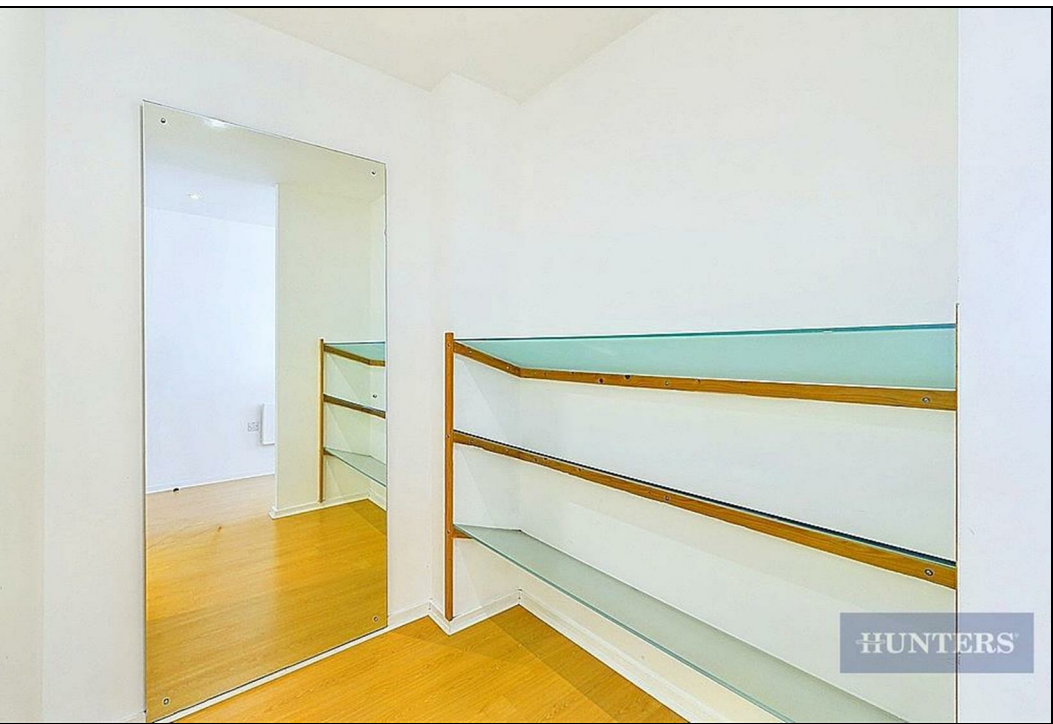
KEY FEATURES

- Large Reception Room
 - Modern Kitchen
- Two Double Bedrooms
 - En-Suite to principal bedroom
 - Family Bathroom
 - Two Balconies
 - Direct Marina Views
- Secure underground parking
 - Concierge service
 - Waterside Property

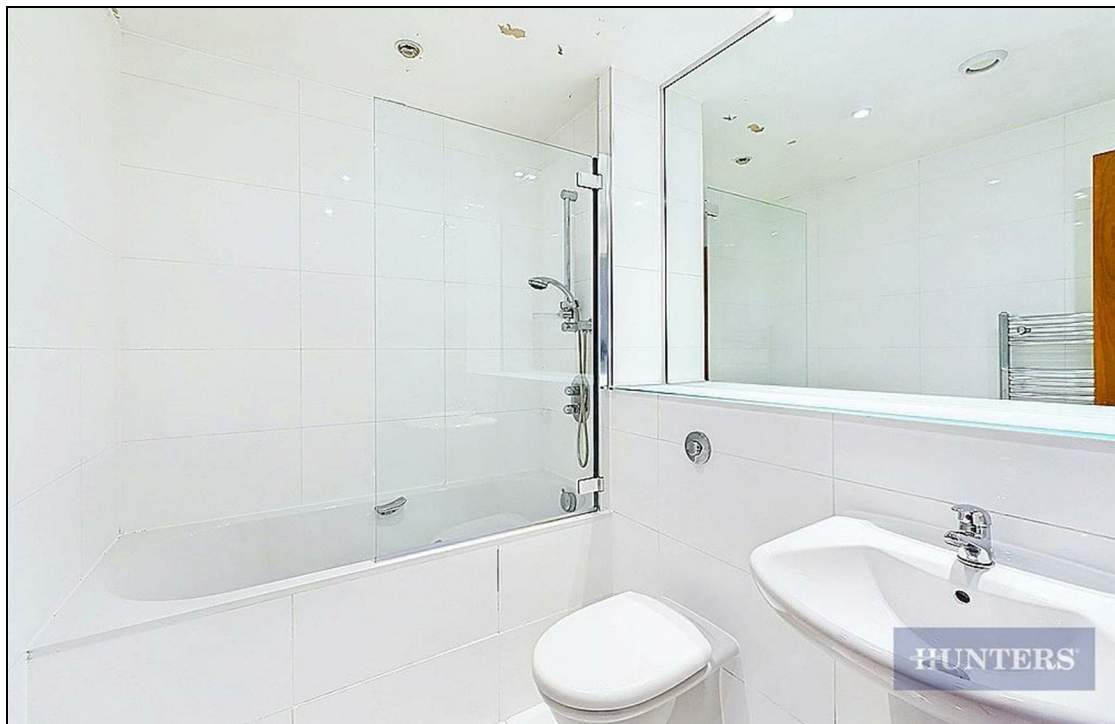




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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------|--|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|
| Current | Potential | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Very energy efficient - lower running costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <tr> <td style="text-align: center;">(92 plus) A</td> <td style="text-align: center;">(92 plus) A</td> <td style="text-align: center;">(92 plus) A</td> <td style="text-align: center;">(92 plus) A</td> </tr> <tr> <td style="text-align: center;">(81-91) B</td> <td style="text-align: center;">(81-91) B</td> <td style="text-align: center;">(81-91) B</td> <td style="text-align: center;">(81-91) B</td> </tr> <tr> <td style="text-align: center;">(69-80) C</td> <td style="text-align: center;">(69-80) C</td> <td style="text-align: center;">(69-80) C</td> <td style="text-align: center;">(69-80) C</td> </tr> <tr> <td style="text-align: center;">(55-68) D</td> <td style="text-align: center;">(55-68) D</td> <td style="text-align: center;">(55-68) D</td> <td style="text-align: center;">(55-68) D</td> </tr> <tr> <td style="text-align: center;">(39-54) E</td> <td style="text-align: center;">(39-54) E</td> <td style="text-align: center;">(39-54) E</td> <td style="text-align: center;">(39-54) E</td> </tr> <tr> <td style="text-align: center;">(21-38) F</td> <td style="text-align: center;">(21-38) F</td> <td style="text-align: center;">(21-38) F</td> <td style="text-align: center;">(21-38) F</td> </tr> <tr> <td style="text-align: center;">(1-20) G</td> <td style="text-align: center;">(1-20) G</td> <td style="text-align: center;">(1-20) G</td> <td style="text-align: center;">(1-20) G</td> </tr> </table> | | | | (92 plus) A | (92 plus) A | (92 plus) A | (92 plus) A | (81-91) B | (81-91) B | (81-91) B | (81-91) B | (69-80) C | (69-80) C | (69-80) C | (69-80) C | (55-68) D | (55-68) D | (55-68) D | (55-68) D | (39-54) E | (39-54) E | (39-54) E | (39-54) E | (21-38) F | (21-38) F | (21-38) F | (21-38) F | (1-20) G | (1-20) G | (1-20) G | (1-20) G |
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| (69-80) C | (69-80) C | (69-80) C | (69-80) C | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| (1-20) G | (1-20) G | (1-20) G | (1-20) G | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 78 | 86 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Not energy efficient - higher running costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| England & Wales | | England & Wales | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



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