



HUNTERS[®]
HERE TO GET *you* THERE

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Pacific Close, Ocean Village, SO14

Guide Price £500,000

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Hunters-Southampton are delighted to offer this spacious three-bedroom well maintained townhouse with superb river views. This delightful property offers one of the most envious and finest position in Ocean Village.

The west facing fenced garden is low maintenance with a large decked seating area, making it the perfect retreat to wine and dine in the evening sun with family and friends alike. The driveway provides off road parking for two vehicles.

At the Entrance you are immediately greeted by the welcoming entrance hallway and wood panel flooring. The ground floor provides a useful large office space with mirrored door built in storage, wood panel flooring and a wall radiator. The kitchen breakfast room has white wall and base units and dark glossy worktops with ample storage, integrated oven, hob and hidden extractor fan. This area is light and airy provided by large windows and glass door access conveniently out to the westerly facing garden.

The light and airy feel continues up to the sitting room on the first floor which is complemented with a balcony offering stunning direct water views and is surely a peaceful spot to enjoy the picturesque surroundings, unwind or to entertain. Completing the first floor accommodation is a flexible double bedroom and a separate cloakroom.

The second floor presents two additional bedrooms both generous in size and flooded with natural light. The principal bedroom is well positioned to the front of the home and has a large bay window with scenic water views, there is also an ensuite shower room. Useful storage cupboards on the hall landing, and the third bedroom has built-in wardrobes and is serviced by the family bathroom with a shower over the bath.

The driveway provides off road parking for two vehicles.

Tenure: Leasehold

Unexpired Years: 960 Approx.

Annual Ground Rent: Peppercorn

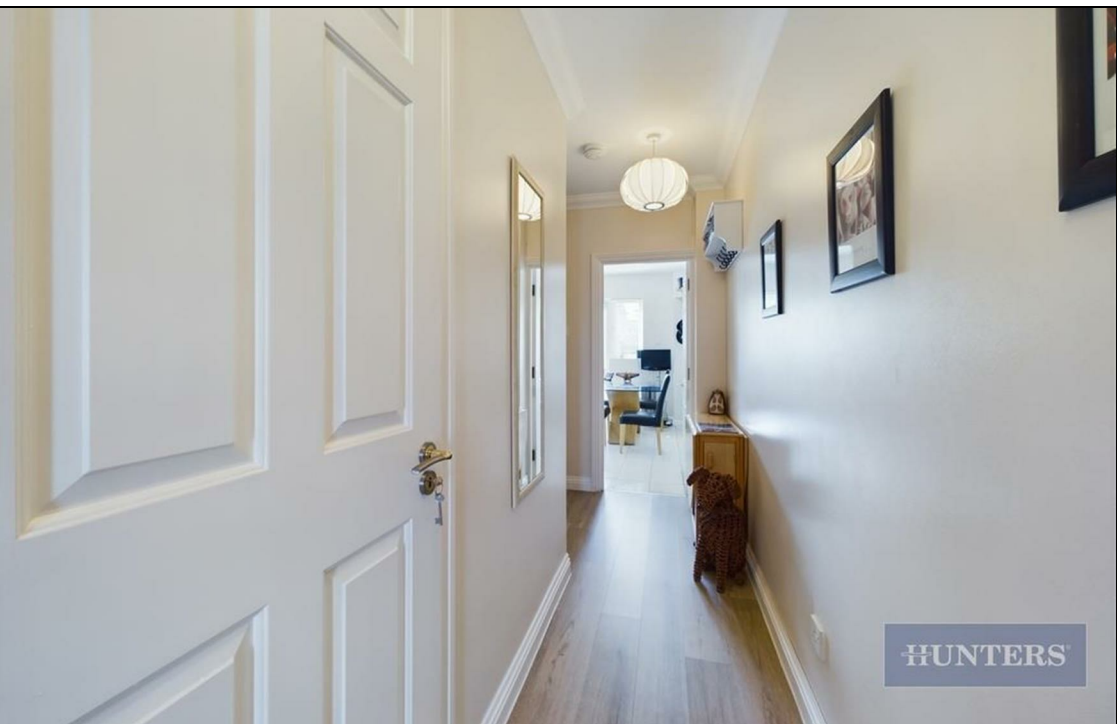
Annual Service: £791.00

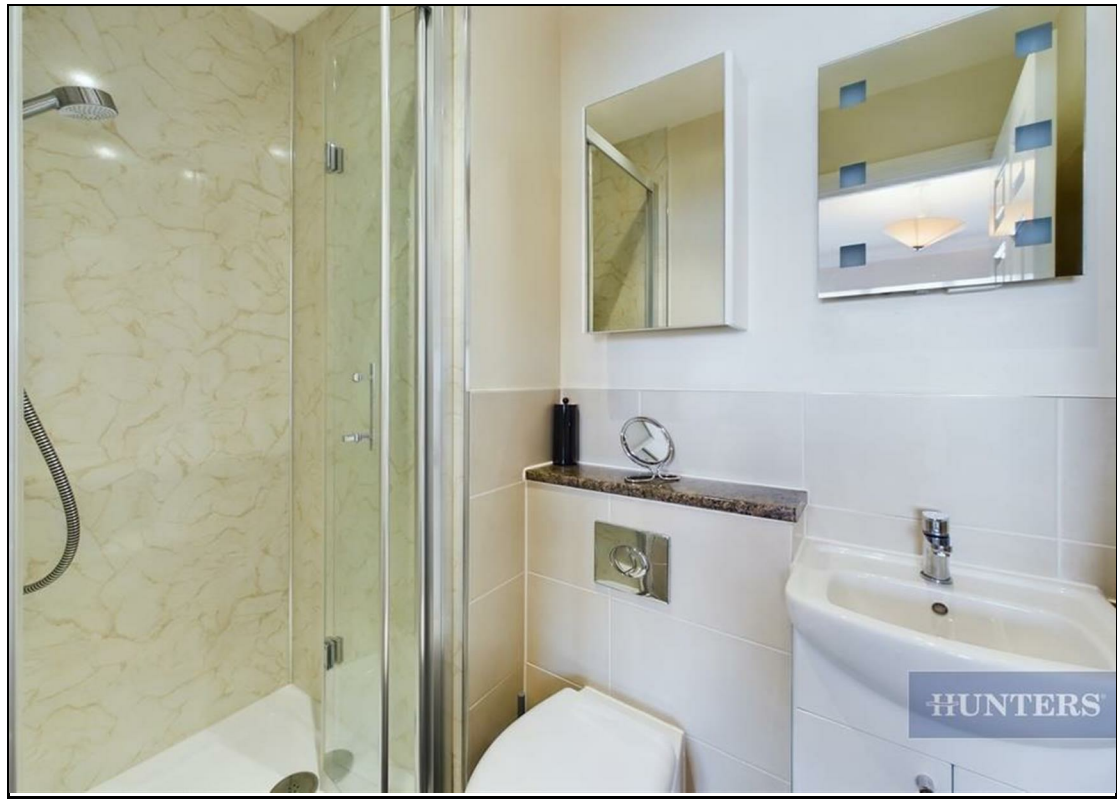
Council Tax Band: E

KEY FEATURES

- One of the finest positions in Ocean Village
 - Three Bedroom Town House
 - Fantastic Water Views
- Light And Airy Kitchen Breakfast Room
 - Sitting Room With Balcony
 - West Facing Garden
- Principal Bedroom with En-Suite
- Off Road Parking for Two Vehicles
 - Ample Storage Solutions
- Walking Distance to The Marina & Restaurants









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Approximate total area⁽¹⁾
 97.67 m²
 1051.31 ft²

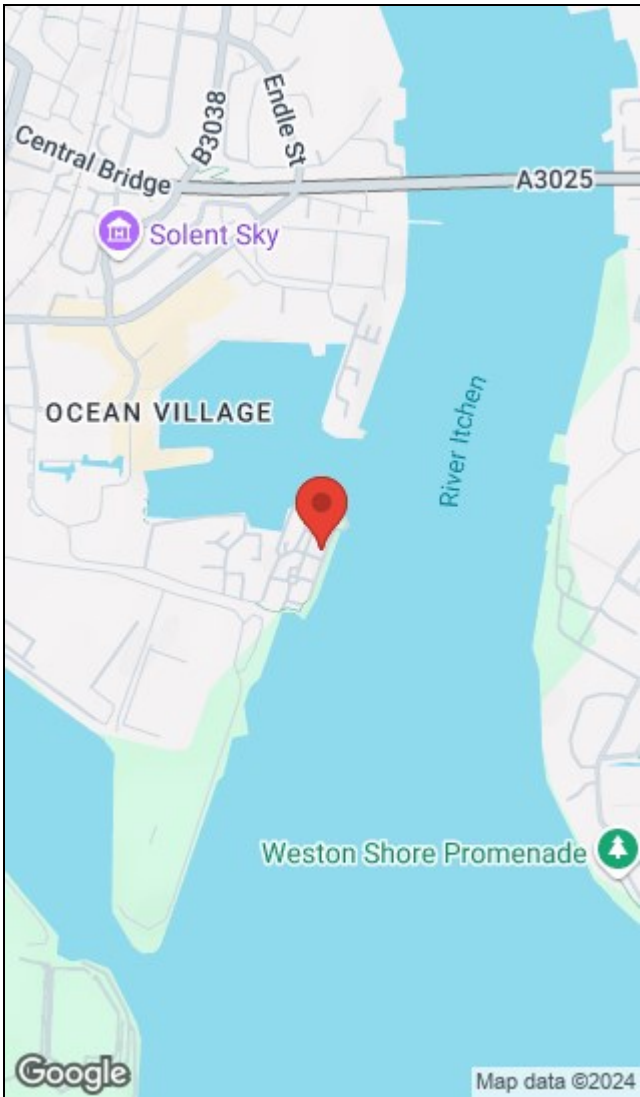
Balconies and terraces
 33.75 m²
 363.28 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	85
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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



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