



HUNTERS[®]
HERE TO GET *you* THERE

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Channel Way, Ocean Village, Southampton

Offers In Excess Of £375,000

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****No Forward Chain****

Offering an exclusive 10-meter mooring and with no onward chain, this stylish three-bedroom home is set on the fringes of Southampton's scenic waterfront in the highly sought-after Ocean Village. Nestled in a quiet cul-de-sac, this property is ideally located within easy walking distance of local shops along lively Oxford Street, or you can explore the vibrant bars and restaurants of Ocean Village and the luxury Southampton Harbour Hotel right on your doorstep.

This property offers a fantastic opportunity both in terms of investment or, to refurbish to your own taste for a superb and stylish family home.

Upon entering the home, you are welcomed by a spacious hallway with a WC, leading to an integral garage that offers potential for conversion into a fourth bedroom, subject to necessary permissions. The ground floor also features a well-proportioned bedroom with an ensuite and a stand-in shower. On the first floor, an expansive open-plan lounge, kitchen, and dining area spans from front to back, with large windows that flood the space with natural light, creating a bright and airy ambiance. The kitchen boasts ample space and plenty of built-in units, perfect for both everyday living and entertaining. The top floor hosts two generously sized double bedrooms, a versatile home office, and a modern family bathroom. Other benefits to the property include off-road parking and a visitors parking permit.

One of the standout features of this property is its 10-meter mooring located in Ocean Village Marina, renowned as the best marina in the area. Offering 24-hour deep-water access with no lock gates and minimal current, the marina provides excellent shelter from extreme winds.

Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 960 Years Approx.

Leasehold Annual Service Charge Amount £3,786 per annum approx.

Berth Rental Fees £461 Per Annum

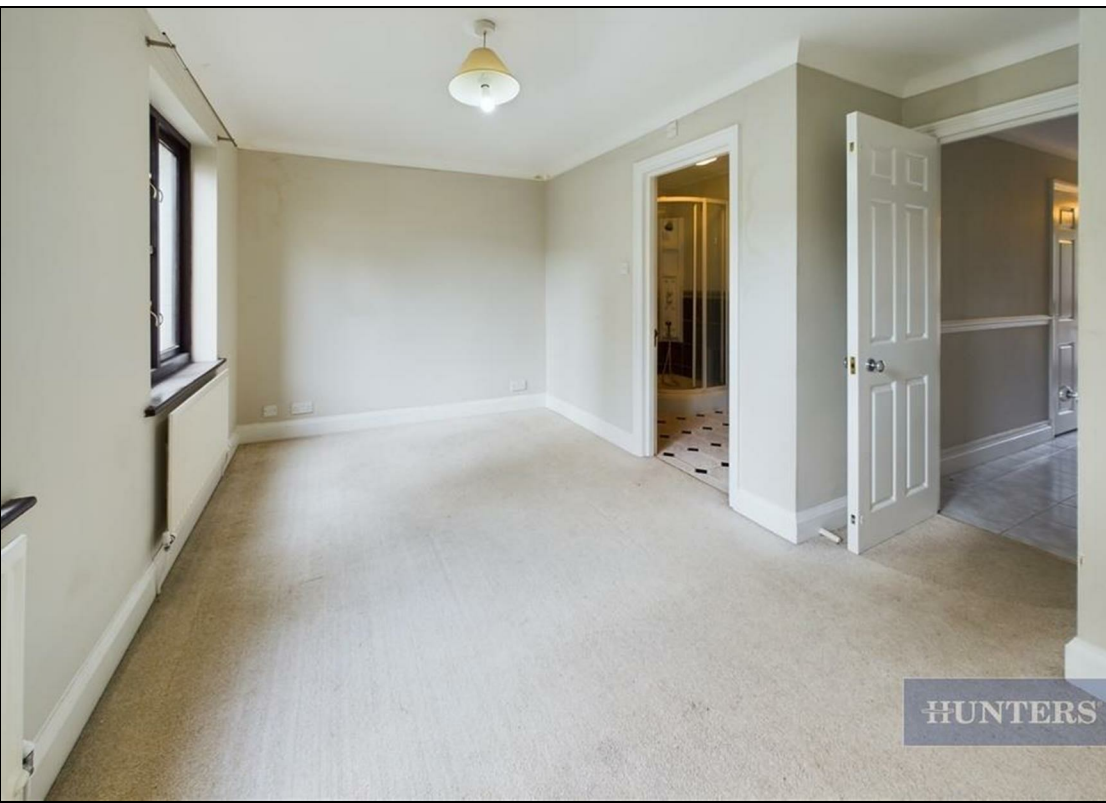
Leasehold Ground Rent Amount: £1.20 per annum

Council Tax Banding; G

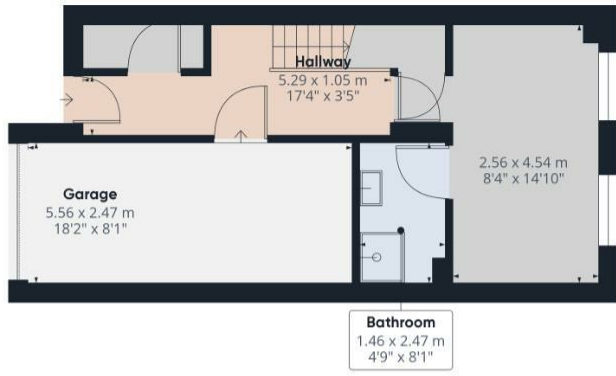
KEY FEATURES

- In Need Of Modernisation
 - Three Bedroom
 - 10 M Mooring
 - Driveway Parking
- Sought-after Ocean Village Marina location
 - Three Story Townhouse
 - 24 Hr Security
- Local Bars and Restaurants Nearby

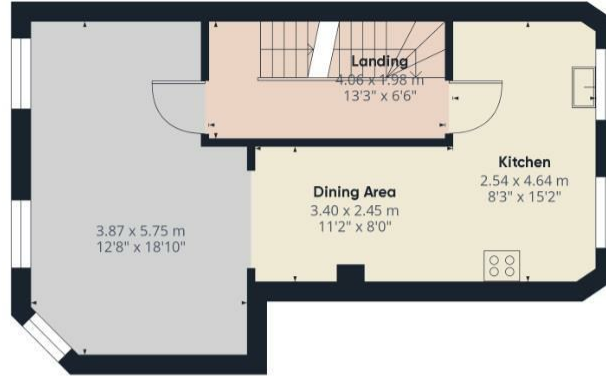




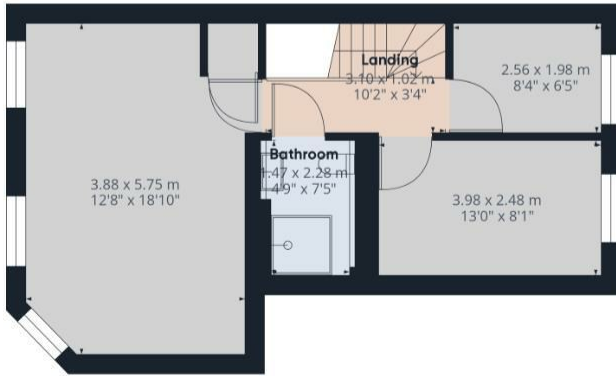




Ground Floor



Floor 1



Floor 2

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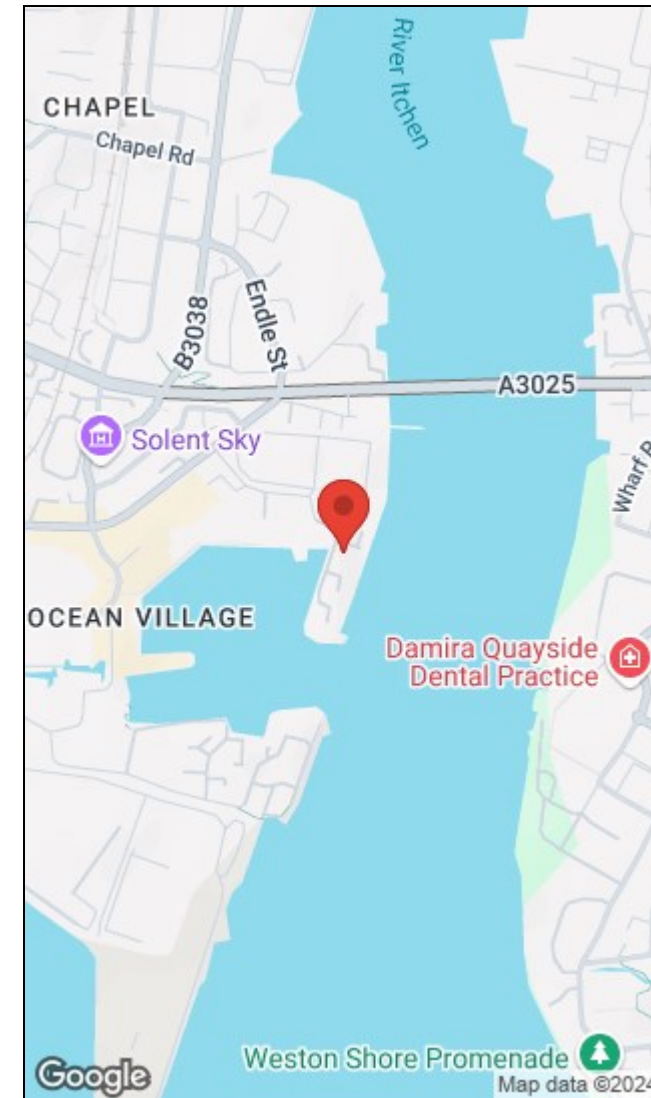
Approximate total area⁽¹⁾
130.17 m²
1401.14 ft²

(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.

GIRAFFE360



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	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	72		82
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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