



HUNTERS[®]

HERE TO GET *you* THERE



3



3



Calshot Court, Ocean Village, SO14

Offers In Excess Of £635,000



Offering an exclusive 10-metre 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, or you can explore the vibrant bars and restaurants of Ocean Village & the luxury Southampton Harbour Hotel.

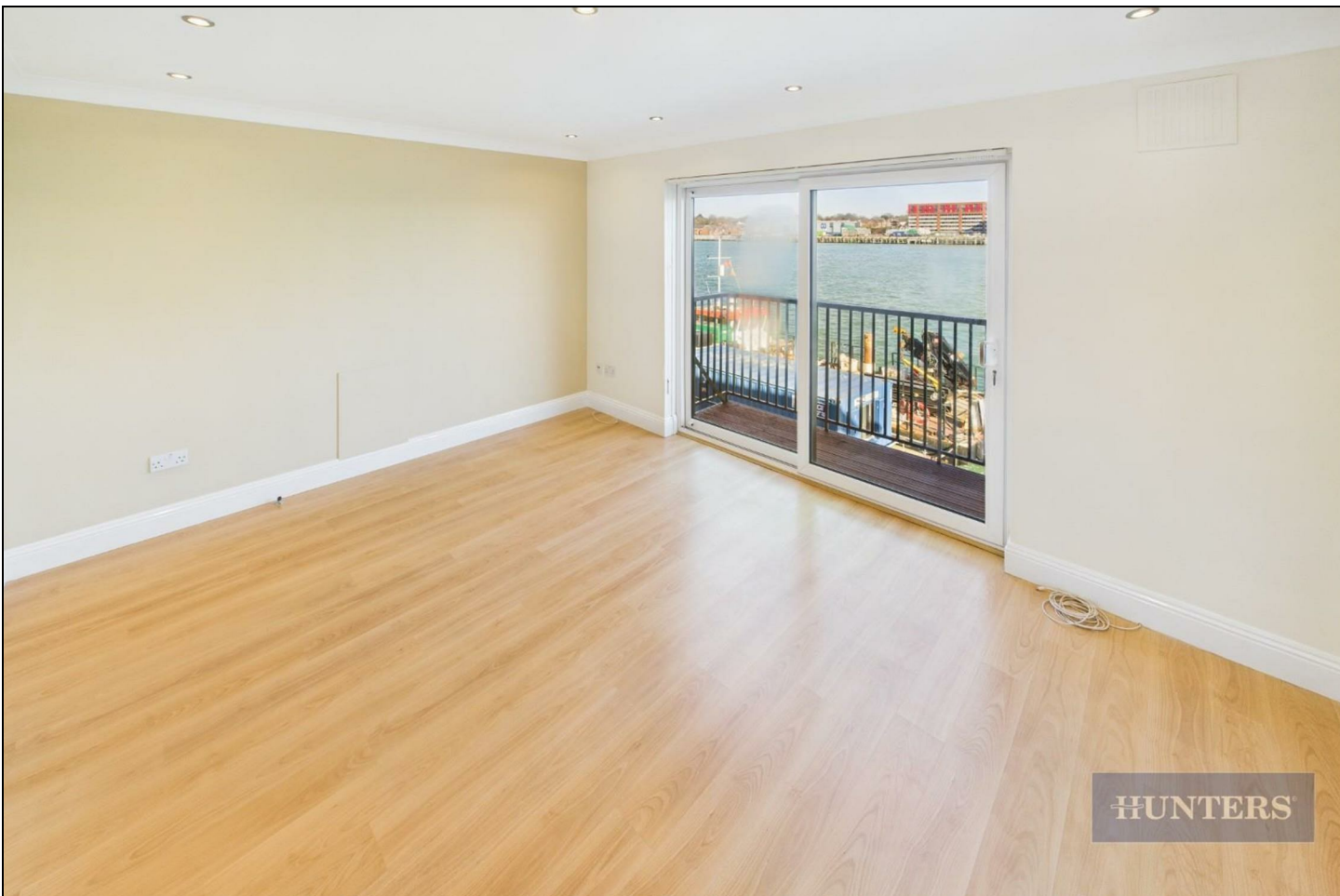
Upon entering the home, you are welcomed by a spacious hallway with a guest cloakroom, leading to an integral garage that offers the potential for conversion into a fourth bedroom, subject to necessary permissions. The ground floor also features a well-proportioned bedroom with a door leading out to a patioed area to look across the waters. Just off the bedroom is an off-suite with a stand-in shower conveniently placed under the stairs. 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 ambience. The kitchen boasts ample space and plenty of built-in units, perfect for both everyday living and entertaining. There is also a small balcony to allow to look out onto the scenic horizon. The top floor hosts two generously sized double bedrooms both complemented with ensembles. Other benefits to the property include off-road parking and a visitor's parking permit.

One of the standout features of this property is its 10-metre 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.

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

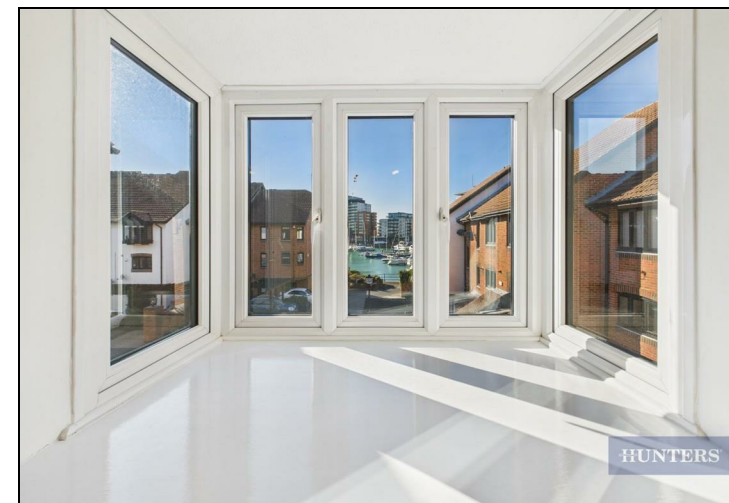


This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.

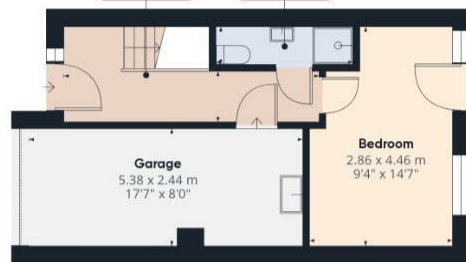


KEY FEATURES

- Three Storey Town House
 - 10 Metre Mooring
 - Three Bedrooms
- Dual Aspect Water Views
- Potential for Redevelopment
 - Prestigious Location
 - No Chain
- Integral Garage and Off Road Parking
- Balcony and Private Courtyard
- Far Reaching Water Views







Ground Floor



Floor 1



Floor 2

HUNTERSApproximate total area⁽¹⁾103.16 m²1110.42 ft²

Balconies and terraces

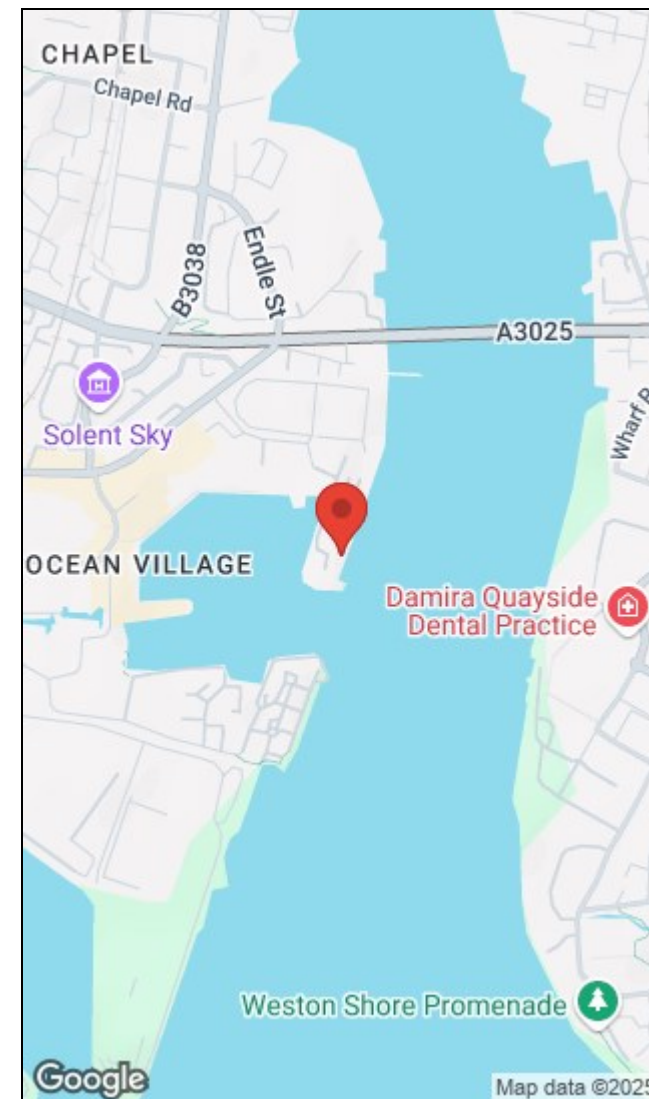
 2.78 m^2 29.92 ft²


(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 | | Current | Potential |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 74 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.