



Calshot Court, Ocean Village, SO14

Offers In The Region Of
£695,000



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Channel Way, Southampton

OVERVIEW

16m mooring in Ocean Village Marina

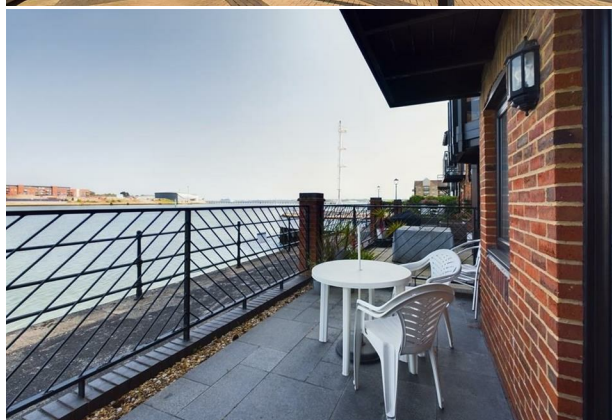
With 16 meter length x 7.5 meter width berth, this is one of the very few properties in the entire development that has views over both the River Itchen and the Marina.

Set on the fringes of Southampton's pretty waterfront and in a quiet cul-de sac in the highly sought-after Ocean Village is this superbly presented semi detached town house with accommodation arranged over three floors. This ideal property boasts a spacious living room with extensive views over the River Itchen and Southampton Water. A large kitchen/breakfast room with marina views leads to a sizeable Dining area, three double bedrooms all with an en-suite facility and under floor heating, there is also a guest cloakroom. Further subject to planning, there is the potential to convert the loft area into a fourth bedroom.

Further, this wonderfully appointed home enjoys the benefit of substantial integral garage, off road parking, visitors parking permit, a 16 meter deep water berth, patio and large balcony.

Ocean Village is the best marina in this area to offer 24-hour, deep-water access with no lock-gates and minimal current. The surrounding buildings offer excellent shelter for all vessels when experiencing extreme winds. The berth itself is superbly located, being away from the entrance to the marina and the associated traffic. All pontoons have very recently been replaced including the pile supporting the finger of the berth. There should therefore be no additional costs required in the foreseeable future for the maintenance of the berth.

Lease : 963 Years Remaining Approx.
Service and Estate Charge : £7,875.84 Per Annum Approx.
Berth Charges: To Be confirmed.
Ground Rent: Peppercorn at £1.20
Council Tax Band : F
EPC : C



PROPERTY DESCRIPTION

GROUND FLOOR

The property is entered through a glazed door that leads to a light and airy entrance hall with windows, with stairs rising to the first floor and a door leading to the integral garage and utility area.

The ground floor Bedroom is a comfortable double with double aspect windows and a door out to patio overlooking the expanse of river Itchen. This bedroom can easily accommodate a large bed, it has fitted wardrobes that provide a generous level of built in storage and there is access to an En Suite bathroom. The en suite comprises a walk-in shower cubicle with wall mounted shower, a low-level W/C and a wash hand basin with mixer tap.

FIRST FLOOR

Offers a wonderfully light living room/ kitchen and dining of 34'3 X 14'11 sq.ft has been decorated in pleasant neutral tones, there is French panoramic doors to the large balcony enjoying views of the river Itchen and Southampton Water. The kitchen has views over the marina and is of generous proportions comprises a range of wall mounted storage cupboards with low level base units and drawers to match, boiler was replaced in

2024. A rolled top work surface incorporates a handy breakfast bar, whilst fitted appliances include an electric oven, microwave, a fridge/freezer and dishwasher. On this floor there is also a large guest cloakroom.

SECOND FLOOR

Comprises two impressive and bright double bedrooms, with the main bedroom enjoying extensive views over the river Itchen and Southampton Water, and the second bedroom having views over the Marina. Both bedrooms have a built in wardrobe that provide a generous level of storage space. Each bedroom has an en-suite bathroom with under-floor heating.

OUTSIDE

The property is situated at the head of a quiet cul-de-sac, with off road parking provided to the front and guest parking just opposite. An integral garage provides generous storage space, having power and lighting connected and a personal door that leads to the inside of the property.

SITUATION AND AMENITIES

Ocean Village is a bustling modern development surrounding a superb

marina on the River Itchen with selection of brasseries, international restaurants, steakhouses and terrace bars. Oxford Street is moments away and boasts an array of additional bars and restaurants.

Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 964

Leasehold Annual Service Charge Amount £7,875.84 approx.

Leasehold Ground Rent Amount; £1.20 Council Tax Banding; F

In line with Money Laundering Regulations, successful buyers will be required to complete digital identity checks provided by Coadjute's Assured Compliance service. The cost of these checks is £48 inc. VAT per purchaser, which is paid in advance directly to Coadjute's Assured Compliance service. This charge verifies your identity and source of funds in line with our obligations to HMRC.









Ground Floor



Floor 1



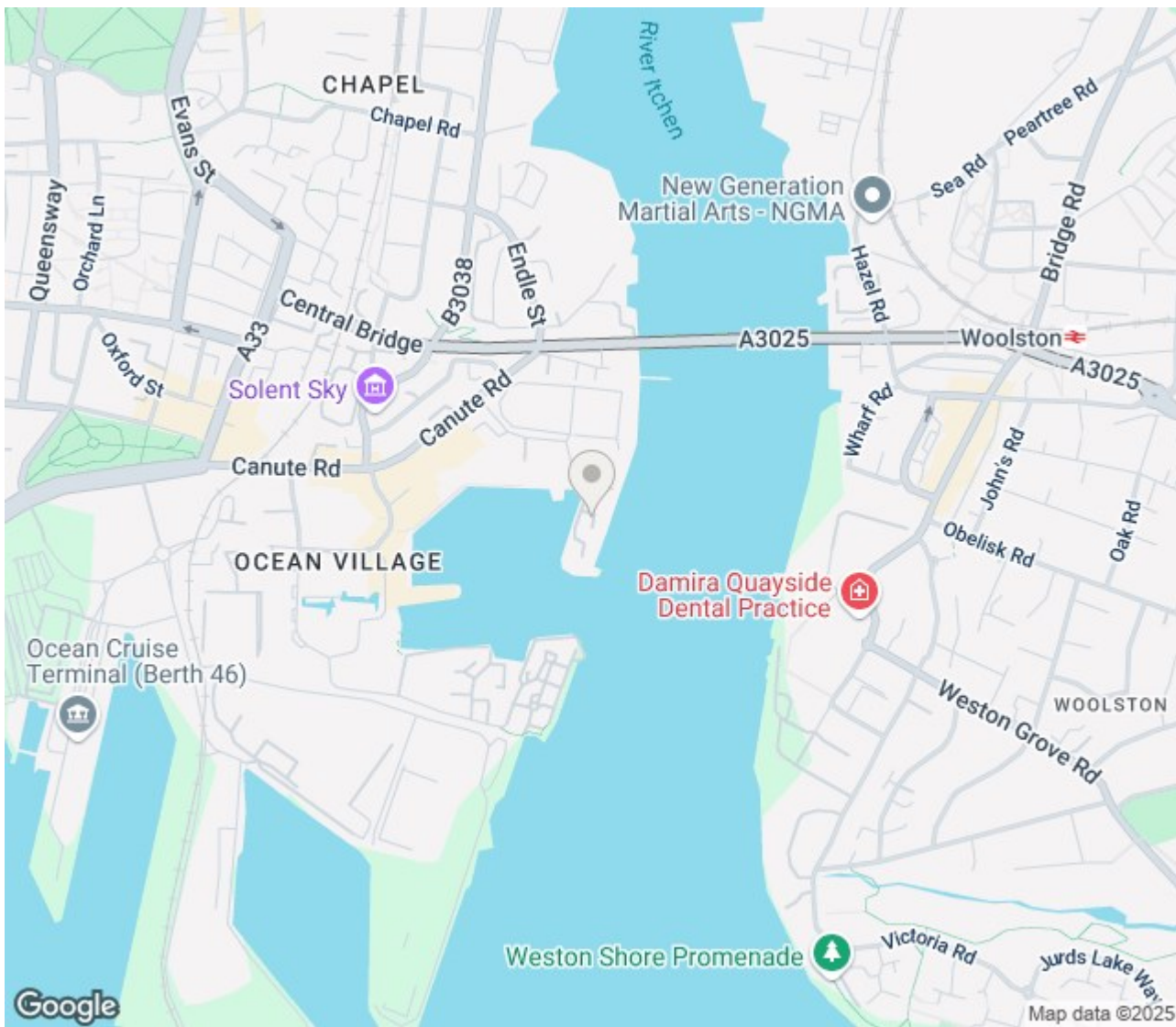
Floor 2

Approximate total area⁽¹⁾
1386.50 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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 	

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