



HUNTERS[®]
HERE TO GET *you* THERE



Cadland Court, Channel Way, Ocean Village

Offers In Excess Of £550,000



10m mooring in Ocean Village Marina

Enjoy exclusive waterfront living with this three-bedroom townhouse, complete with a 10-metre mooring and no onward chain. Tucked away in a peaceful cul-de-sac, this sought-after property sits on the edge of Southampton's picturesque Ocean Village, offering the perfect blend of tranquillity and city convenience. Within a mile radius of the property, you'll find the boutique shops and cafés of Oxford Street, as well as an array of vibrant bars and fine dining options at Ocean Village Marina. With the luxurious Southampton Harbour Hotel right on your doorstep, this home promises an exceptional lifestyle in a prime location.

As you enter the ground floor welcomes you with a spacious hallway leading to a well-appointed bedroom with direct access to a private patio, offering stunning waterfront views. This room is complemented by a conveniently located off-suite bathroom under the stairs, complete with a walk-in shower. Additionally, the ground floor benefits from an integral garage, thoughtfully equipped with plumbing for a utility area. On the first floor, an elegant L-shaped lounge extends to a balcony, providing a perfect spot to take in the scenic views at the rear of the property. To the front, a stylish kitchen boasts classic white cabinetry and a charming bay window, adding character and natural light. The top floor hosts a further two generously sized bedrooms, both featuring en-suite bathrooms. 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-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 Remaining Approx.
Leasehold Annual Service Charge Amount: £4,501.24 Per Annum Approx. (2024-2025 Service Charge Costs £1,168.54, Reserve Fund Contribution £3332.70)
Berth & Other Charges: £461 Per Annum Approx.
Leasehold Ground Rent: Peppercorn
Council Tax Band: F

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £48 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

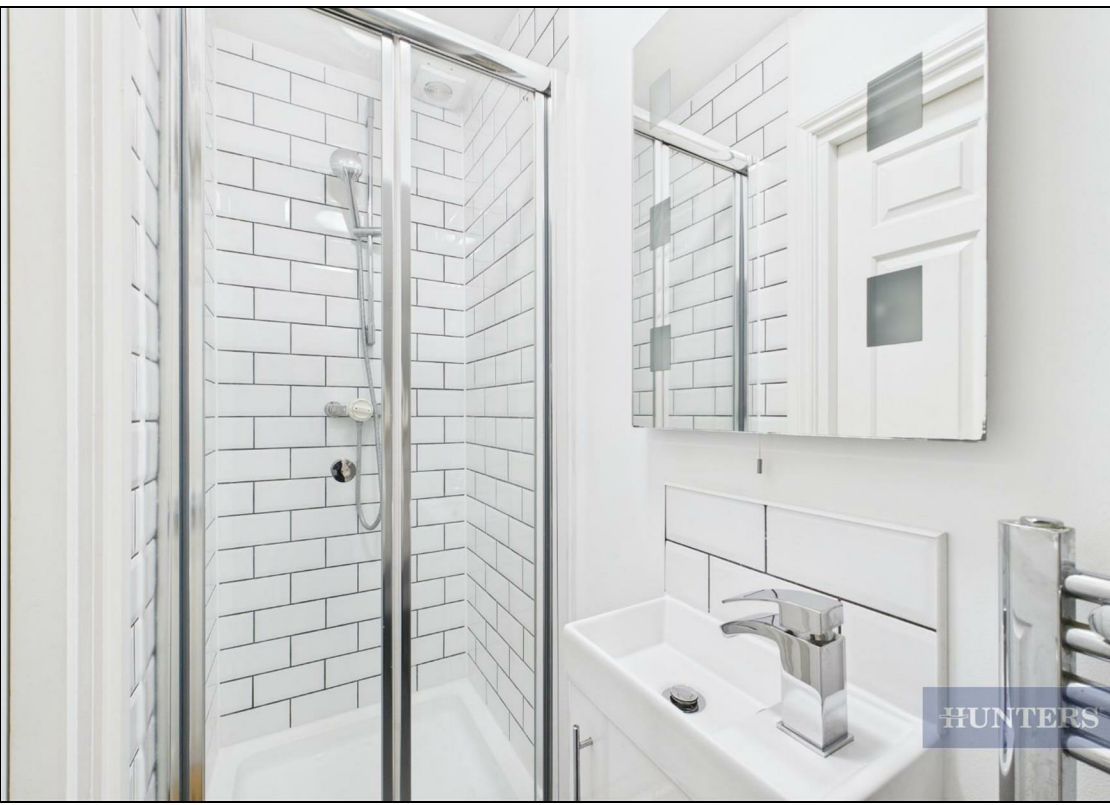
This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

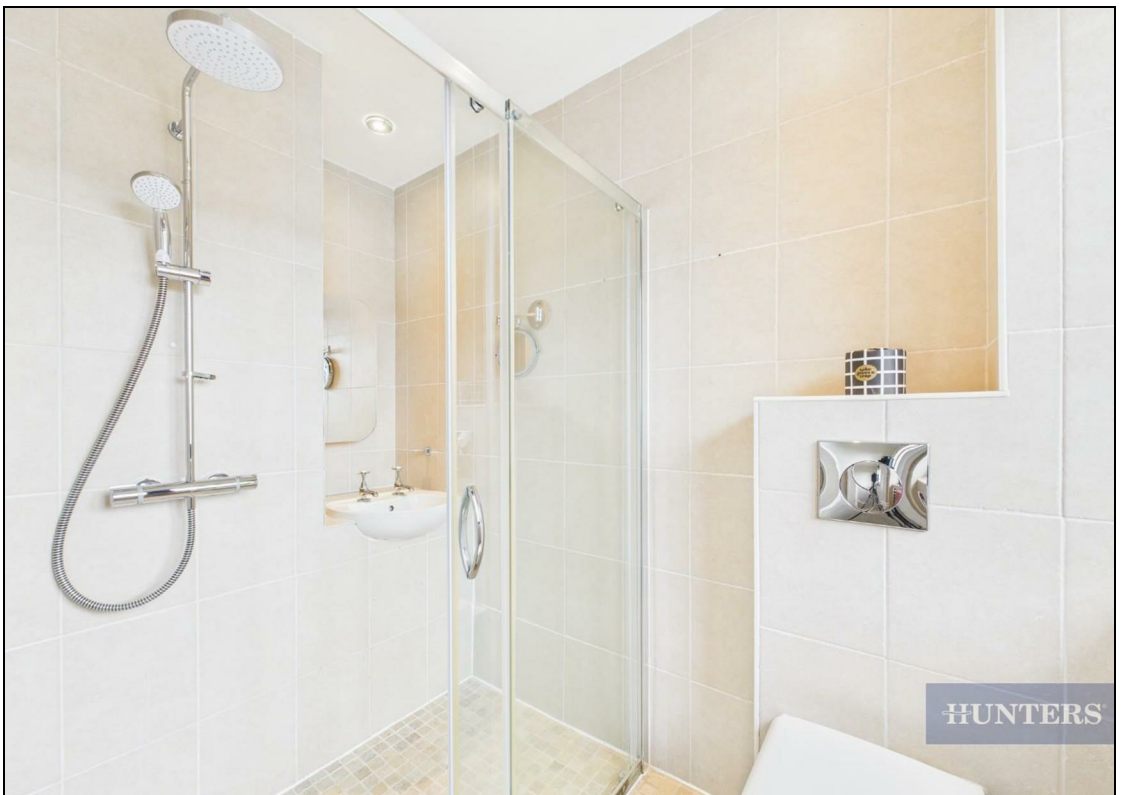
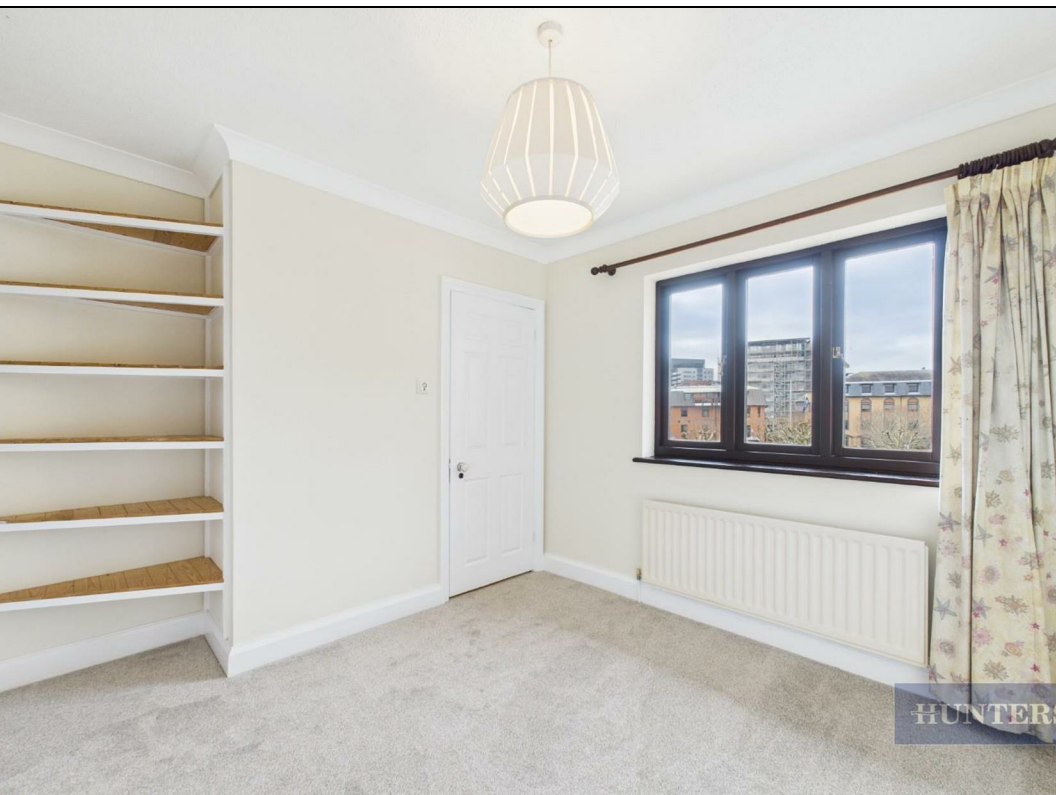


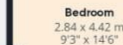
KEY FEATURES

- Three Storey Townhouse
- Balcony off Living Room
 - Three Bedrooms
 - Three Bathrooms
 - Integral Garage
 - Driveway Parking
 - 10M Mooring
 - No Forward Chain
- Sought-after Ocean Village Marina Location
- Local Bars and Restaurants









Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

102.69 m²1105.35 ft²

Balconies and terraces

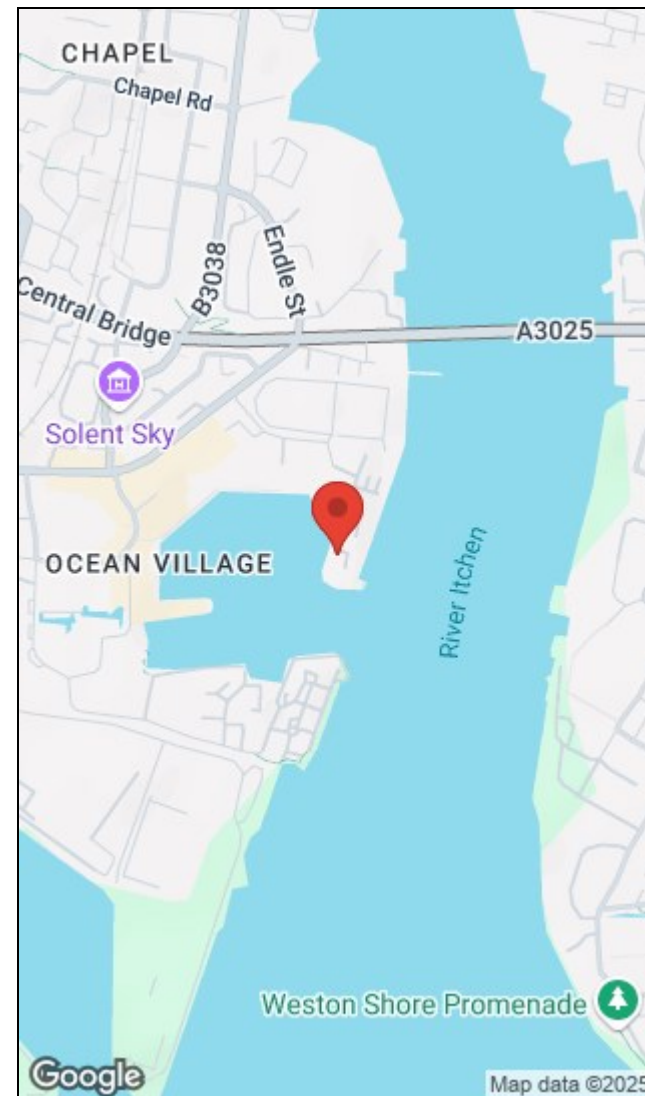
16.3 m²175.45 ft²


(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			
<div> <div></div> <div>(92 plus) A</div> </div>			
<div> <div></div> <div>(81-91) B</div> </div>			
<div> <div></div> <div>(69-80) C</div> </div>			
<div> <div></div> <div>(55-68) D</div> </div>		68	82
<div> <div></div> <div>(39-54) E</div> </div>			
<div> <div></div> <div>(21-38) F</div> </div>			
<div> <div></div> <div>(1-20) G</div> </div>			
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



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