



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



**With 12m mooring**

3 2 1 C

A set of icons representing property features: three beds for 3 bedrooms, a bathtub for 2 bathrooms, a sofa for 1 living area, and a car icon for a carport.

# Moorhead Court, Ocean Village, SO14

Guide Price £525,000



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\*12m mooring in Ocean Village Marina\*

This spacious and immaculate three-bedroom town house is ready to move into, and it is complemented with fantastic views and with no forward chain. If you are looking for a stylish waterside marina residence, then we would highly recommend viewing this exquisite property at the earliest. This unique location enjoys tremendous views of both the Itchen River and the marina.

The entrance hall offers a light and welcoming ambiance, then the ground floor bedroom/guest suite with courtyard access and adjacent shower room present flexibility a warm first impression. With a modern open plan kitchen, a wonderful lounge/ diner that is over 20ft in length, family bathroom, shower room, Juliette balconies, a private courtyard, an integral garage and three parking spaces which includes, one space in the 24 hour secure parking zone.

For several reasons Ocean Village has become a favourable hot spot to visit and live, as you can enjoy the Marina views and dining experience at the Harbour Hotel & Spa Complex, the Blue Jasmine and Banana Wharf restaurants just to name a few delectable eateries. If cocktails are not on the agenda, then perhaps a treatment or two at the Ocean Rooms Beauty Salon or an evening in front of the big screen at the Harbour Lights Picture House.

This location is within walking distance to the City Centre, Southampton's main bus routes, West Key Shopping Centre and the array of restaurants in Oxford Street. Also, conveniently there is local access to the M27 and M3 for commuting or exploring further afield. Google Map available for further clarity on distances.

Tenure:

Leasehold Years remaining on lease; 980 Years

Service Charge, £3,450 Approx. Estimated for 2026/2027

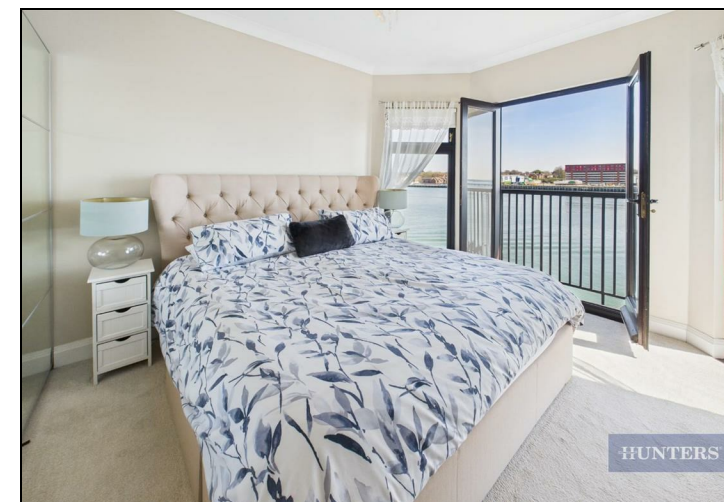
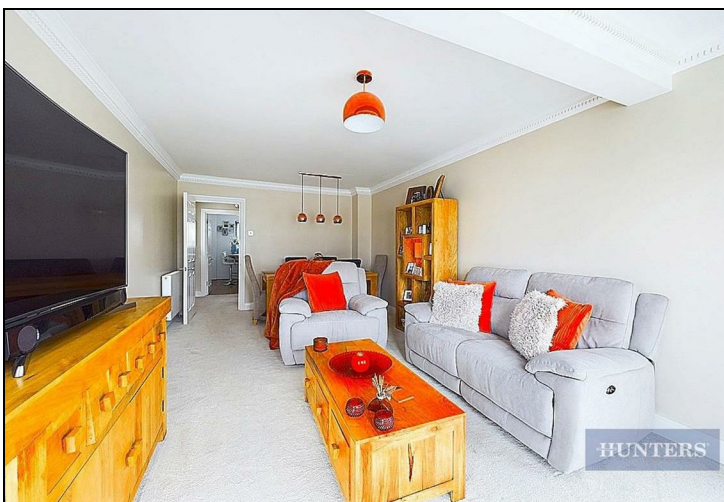
Annual Berth charge - £434.83

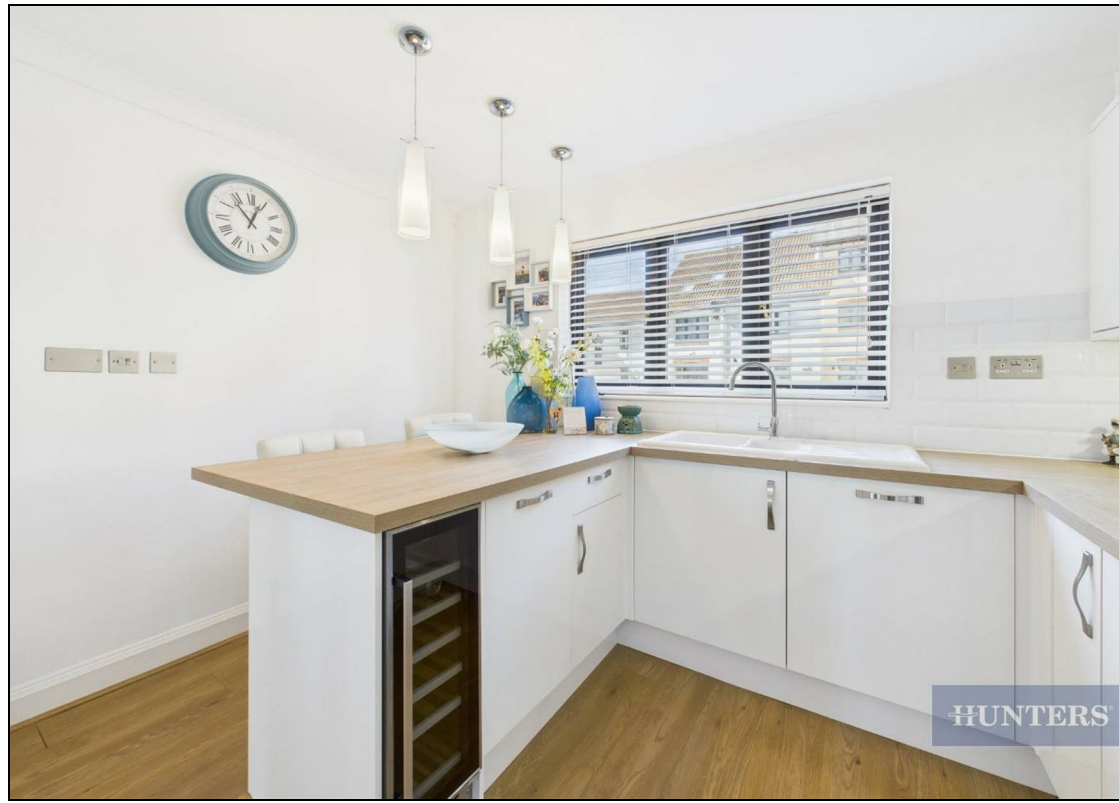
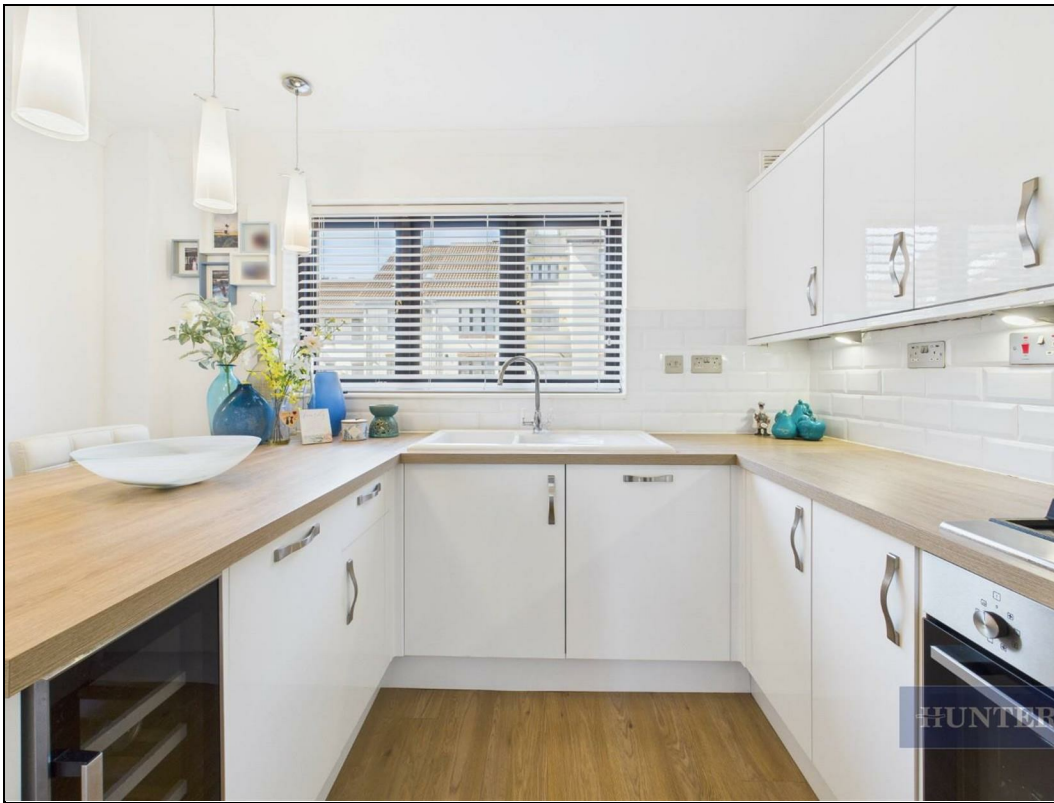
Leasehold Ground Rent Amount, £1.20

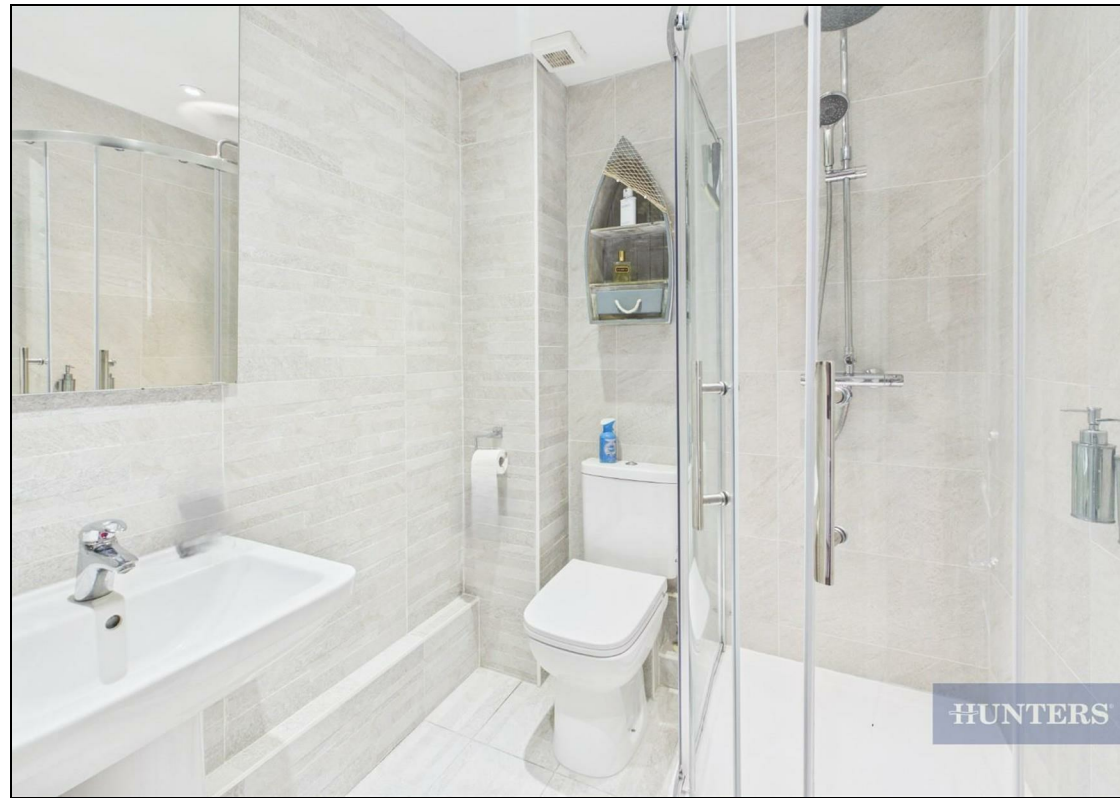
Council Tax Banding; E

## KEY FEATURES

- 12 METRE MOORING
- NO FORWARD CHAIN
- STUNNING WATER VIEWS
- THREE DOUBLE BEDROOMS
- SUPERB LOUNGE/ DINER
- MODERN OPEN PLAN KITCHEN
- COURTYARD & TWO BALCONIES
  - OFFICE/ UTILITY ROOM
  - THREE PARKING SPACES
  - WATERSIDE PROPERTY











**Ground Floor**



**Floor 1**



**Floor 2**

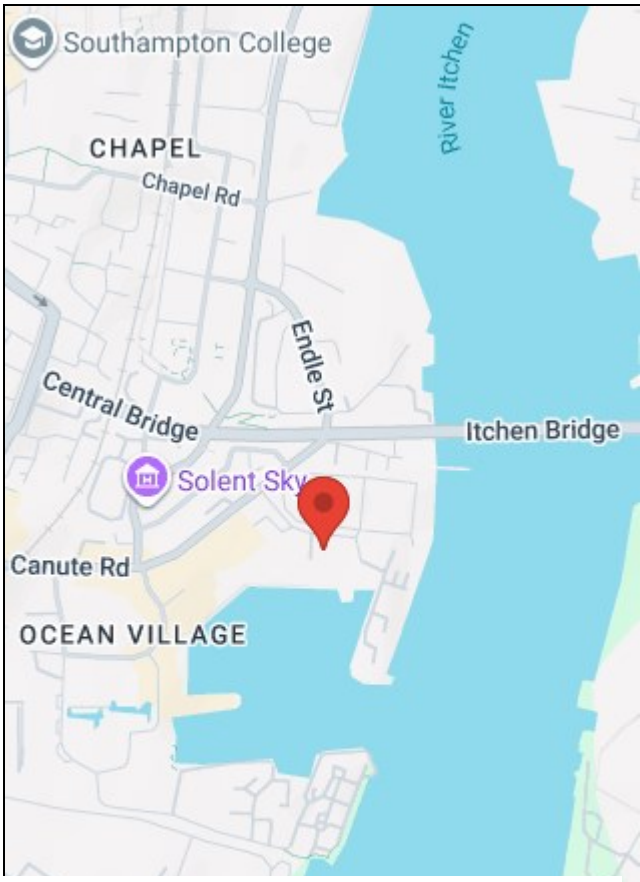
**Approximate total area<sup>(1)</sup>**

113.95 m<sup>2</sup>  
1226.59 ft<sup>2</sup>

(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.

**GIRAFFE 360**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	82	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



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