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# Pacific Close, Ocean Village

## Offers In Excess Of £300,000

GUIDE PRICE £300,000 - £325,000



Situated in the highly sought-after Ocean Village, Southampton, this modern two-bedroom, two-bathroom waterside apartment offers well-proportioned accommodation complemented by a private balcony with impressive panoramic views across the water and surrounding waterfront.

The accommodation is approached via a welcoming entrance hall, which provides access to the principal rooms. The spacious reception room offers ample space for both living and dining furniture, creating a comfortable and versatile area for everyday living and entertaining.

A separate fitted kitchen features a range of contemporary units, generous worktop space and white goods, providing a practical and well-equipped cooking area.

One of the standout features of the apartment is its private balcony, providing an excellent outdoor space from which to relax and enjoy the far-reaching waterside views.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate main bathroom is accessed from the hallway, providing additional facilities for residents and guests.

The apartment has undergone refurbishment and is offered furnished, making it particularly convenient for buyers looking for a property ready for occupation.

The garage and parking facilities are further notable benefits of the property, with a private garage, one allocated parking space and two additional visitor parking spaces, providing excellent parking provision for residents and guests.

Ocean Village Marina provides a range of amenities within the surrounding area, including restaurants, bars, a cinema and hotel facilities.

**\*\*This property currently has tenant in-situ and therefore ideal for buy-to-let investors too.\*\***

Tenure: Leasehold

Unexpired Years: 959 approx.

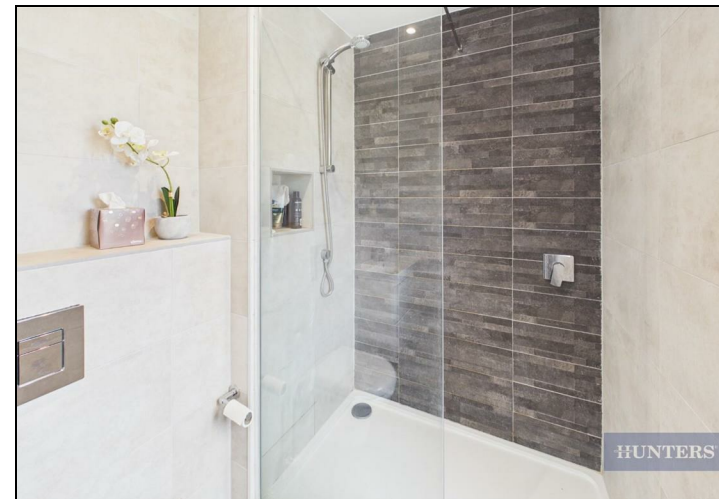
Annual Ground Rent: £85

Annual Service Charge (Management Fee): £3,088 approx.

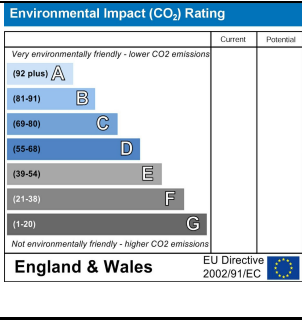
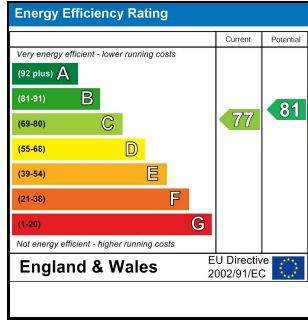
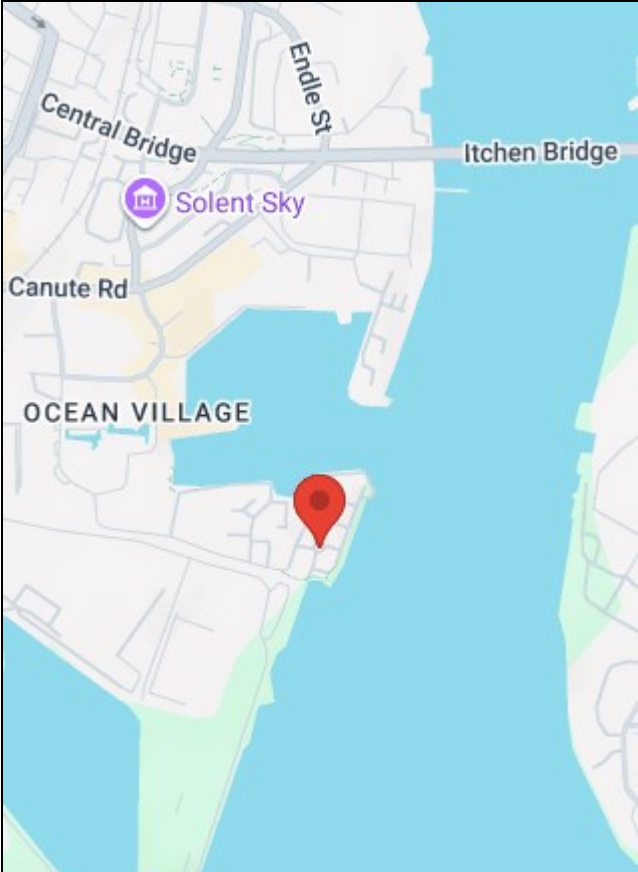
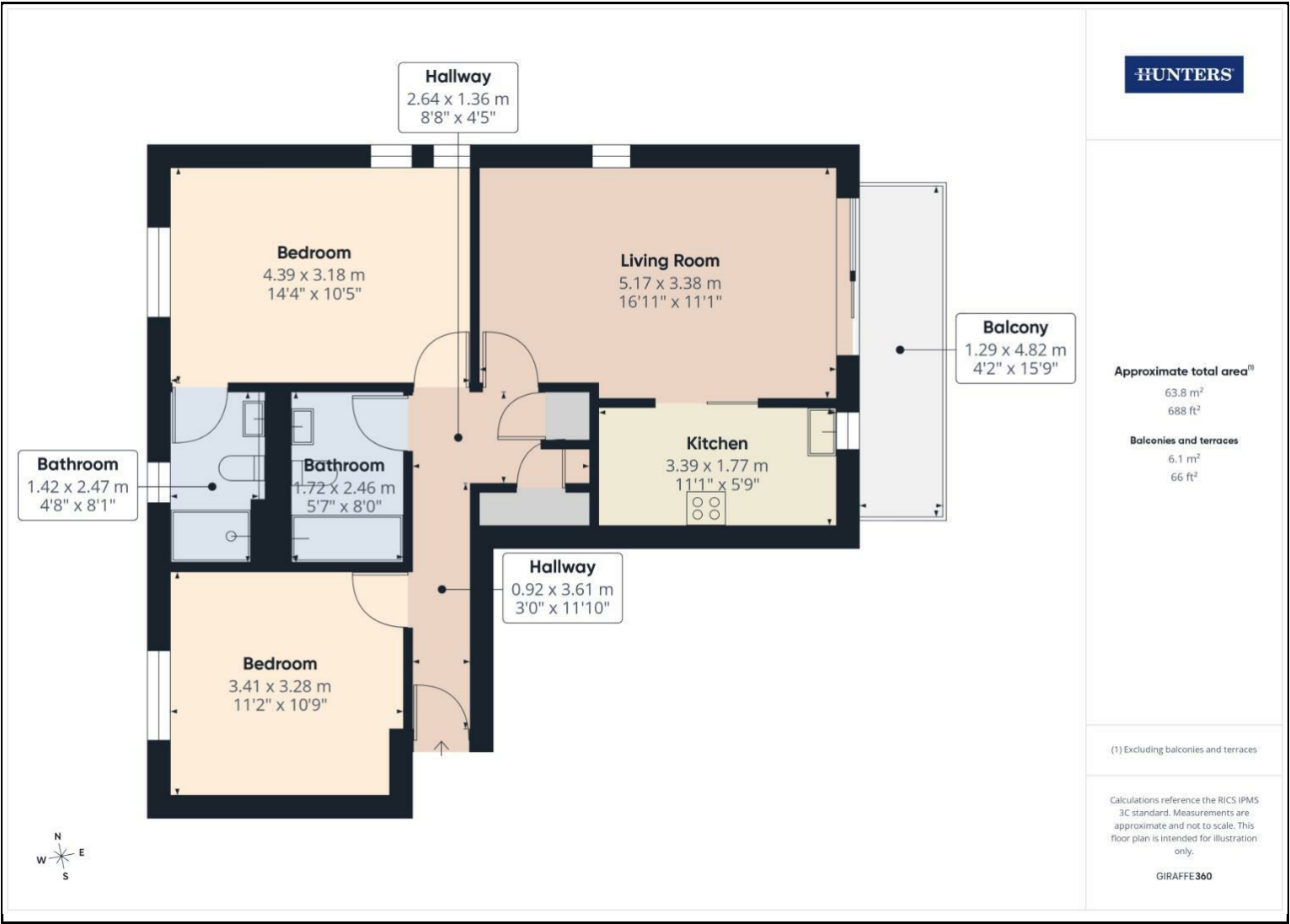
Council Tax Band: E

## KEY FEATURES

- Impressive waterside views
- Highly sought-after Ocean Village location
  - Generous Size Balcony
  - Private balcony overlooking the water
- Two well-proportioned double bedrooms
- Two bathrooms, including principal en-suite
  - Bright and spacious living and dining room
  - Fully fitted kitchen with white goods
- Private garage plus allocated parking space & 2 visitors parking
  - Tenant in situ







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