



41 Velsheda Court

Hythe Marina Village, Southampton

- NO FORWARD CHAIN
- FIVE / SIX BEDROOM MARINA HOME
- TWO KITCHENS
- SPACIOUS LOUNGE

£1,100,000

EPC Rating

TBC





Property Description

LOCATION Nestled on the sought-after Velsheda Court within the renowned Hythe Marina Village, this inviting property offers a unique opportunity for idyllic waterside living on the southern fringes of Southampton. Enjoy peaceful surroundings and breath-taking views, with serene vistas across the marina that create a wonderful sense of space and tranquillity.

Ideally positioned, this home is just moments from the local village of Hythe, renowned for its charming mix of independent shops, cafes and vibrant community spirit. With direct access to the waterfront and a private marina setting, the property will particularly appeal to boating enthusiasts and lovers of picturesque landscapes alike.

Nature lovers will relish the close proximity to the beautiful New Forest National Park, with hundreds of miles of open heathland, picturesque woodlands, and renowned walking and cycling routes – perfect for weekend adventures or relaxed family strolls. Meanwhile, Southampton's bustling city centre is a short journey away, offering excellent shopping, dining, and entertainment options.



ENTRANCE HALL Entrance hall sets an elegant tone, boasting a handsome wooden part-glazed front door and a stylish side window that floods the space with light. Beige carpets complement the modern, understated décor, creating a welcoming first impression. Cleverly designed stairs lead up to the main living areas and down to the versatile lower ground floor. The distinctive, cleverly staggered staircase flows upwards with easy access to each generously proportioned level, reaching the peaceful top floor retreat.

SECOND KITCHEN / UTILITY 10' 5" x 9' 5" (3.18m x 2.87m) This exceptional property boasts a highly versatile second kitchen and utility room, thoughtfully designed to meet the needs of modern family living. Elegant ceramic cream floor tiles combine with rich oak floor and wall-mounted cupboards to create a warm and inviting atmosphere. Ample work space offers practicality whether preparing meals or managing laundry. The second kitchen is immaculately finished with a built-in fridge freezer, a premium Miele electric hob and extractor, and a contemporary ceramic white sink, while dedicated space accommodates both a washing machine and tumble dryer to simplify everyday chores. A stylish radiator ensures year-round comfort, and natural light streams through a quality wooden double glazed front aspect window.

LOUNGE 19' 7" x 12' 3" (5.97m x 3.73m) Step inside through classic double oak doors into an impressive lounge—a welcoming space perfect for entertaining or relaxing with serene views all year round. The expansive lower ground floor is a highlight, filled with natural light from rear-aspect double-glazed doors and windows that open directly onto your private patio, with tranquil water views offering a constantly changing backdrop. The property's well-proportioned kitchen is conveniently accessed via a hatch—ideal for effortless entertaining while beautiful terracotta carpets and two radiators ensure warmth and comfort throughout. The communal spaces are both inviting and versatile, set against a tranquil scenic location that creates a true oasis inside the bustling daily routine.

KITCHEN / BREAKFAST 10' 11" x 10' 7" (3.33m x 3.23m) A stunning kitchen breakfast room, designed for both culinary creativity and everyday living. The space boasts contemporary grey-effect laminate flooring, complemented by stylish steel blue floor and wall-mounted cupboards. Elegant, marble-effect cream worktops provide the perfect workspace, while appliances including a Miele Classic oven, electric hob, extractor, and dishwasher cater to all your cooking needs. A sleek, ceramic white sink enhances the light-filled room, framed by a side aspect window and rear aspect double-glazed doors. These open seamlessly onto the patio, allowing you to soak in tranquil water views while you dine or unwind. There's ample space for a family dining table, and a handy hatch opens to the lounge, making entertaining both easy and enjoyable.

INTEGRAL GARAGE 19' 58" x 12' 48" (7.26m x 4.88m) Integral garage of generous proportions—perfect for both secure parking and additional storage. Enhanced by a dedicated water pressure tank, the home promises reliable water flow, ensuring daily comfort and convenience.

CLOAKROOM 5' 68" x 3' 64" (3.25m x 2.54m) Cloakroom, enhanced by front aspect wooden double glazed windows that flood the space with natural light. The room features



elegant ceramic cream floor tiles, stylish W.C. and basin, complemented by distinctive blush pink tiling and a modern radiator for comfort.

BEDROOM ONE 12' 10" x 12' 3" (3.91m x 3.73m) The spacious main bedroom boasts UPVC double doors opening onto a private rear balcony-perfect for enjoying peaceful mornings or relaxing evenings. Light cascades into the room from the large side-aspect window, accentuating the warm terracotta carpet underfoot. Ample built-in wardrobes cater to all your storage needs, whilst a stylish radiator adds warmth and charm. For added privacy, a convenient en-suite is directly accessible from the bedroom.

EN-SUITE 11' 94" x 6' 11" (5.74m x 2.11m) En-suite bathroom, thoughtfully designed to provide a retreat for relaxation and pampering. Here, you'll find an elegant kidney-shaped bath with mains-powered shower and contemporary glass screen, complemented by distinctive blush pink tiles that add a touch of character. A heated towel rail ensures comfort throughout the year, and the basin with integrated storage and modern W.C. deliver on convenience and practicality. The room is generously lit with a rear aspect, wooden double glazed window, and features inviting terracotta ceramic floor tiles, completing the high-quality finish.

BALCONY 19' 7" x 4' 9" (5.97m x 1.45m) A generously sized rear balcony accessed directly from the first bedroom. Imagine stepping out each morning to take in truly breathtaking views across Hythe Marina and the tranquil waters beyond, perfect for enjoying peaceful moments or afternoon relaxation.

STUDY / ADDITIONAL BEDROOM 12' 0" x 10' 11" (3.66m x 3.33m) A charming bedroom or study, perfectly designed to suit a variety of needs. Grand rear and side aspect windows, featuring elegant wooden double glazing, bathe the space in an abundance of natural light, while contemporary touches such as a terracotta carpet create a warm and inviting atmosphere. An integrated built-in wardrobe provides convenient storage, and a modern radiator ensures comfort all year round.

BEDROOM FIVE 10' 4" x 9' 1" (3.15m x 2.77m) Bedroom featuring both front and side aspect wooden double glazed windows, ensuring the space is bathed in natural light throughout the day. The warm terracotta carpet creates a cosy atmosphere, complemented by a built-in wardrobe offering ample storage. Modern comforts such as efficient central heating add to the appeal, providing an ideal private haven for relaxation.

BATHROOM 8' 55" x 6' 55" (3.84m x 3.23m) Beautifully appointed bathroom with a host of wonderful features. The bright and airy space benefits from a front aspect Velux window, allowing natural light to cascade in and highlight the attractive terracotta ceramic floor tiles. A crisp white bath is surrounded by tasteful white tiling, complemented by a modern basin with convenient built-in storage. The stylish suite includes a WC, a practical corner shower cubicle with a mains-powered shower, and a heated towel radiator for year-round comfort.

BEDROOM THREE 12' 69" x 10' 53" (5.41m x 4.39m) A generously sized bedroom, thoughtfully designed to capture the perfect balance of charm and functionality. The bedroom benefits from two velux windows positioned to the front, bathing the space in natural light while offering a picturesque outlook and a peaceful





ambiance. Soft terracotta carpeting underfoot creates a warm and inviting atmosphere, ideal for relaxing at the end of the day. Integrated built-in storage ensures a clutter-free environment, while a modern radiator provides year-round comfort.

BEDROOM TWO 13' 66" x 11' 37" (5.64m x 4.29m)

Second bedroom, thoughtfully designed to combine both comfort and practicality. Enveloped in natural light from four Velux windows to both front and rear aspects, this space exudes a warm and inviting atmosphere, enhanced by the rich terracotta carpeting underfoot. Ample built-in, over-bed storage ensures every inch is maximised, offering clever space for belongings without compromising on style.

Adjacent to the sleeping area, an elegant en-suite shower room features a modern W.C., basin with integrated storage, and a sleek contemporary finish, making daily routines a pleasure. Alongside, a deep built-in wardrobe offers generous space for clothing and keeps the room feeling tranquil and uncluttered.

BEDROOM FOUR 16' 3" x 10' 5" (4.95m x 3.18m)

The fourth bedroom, featuring charming Velux windows to both the front and rear aspects, bathing the room in beautiful natural light throughout the day. The plush beige carpets add a warm and welcoming ambiance, complemented by generous built-in storage tucked into the lower half of the room, ensuring every inch of space is both practical and stylish. Attractive wooden stairs ascend to a creatively set out raised bedding area, delivering a snug sleeping retreat with a unique design that maximises the space available.

SUN DECK A beautifully designed sun deck patio area that welcomes sunlight for most of the day. Whether one is keen to relax in peace or entertain family and friends alfresco, this generous outdoor space provides the perfect setting, bordered by lush shrubs and established trees for wonderful seclusion.

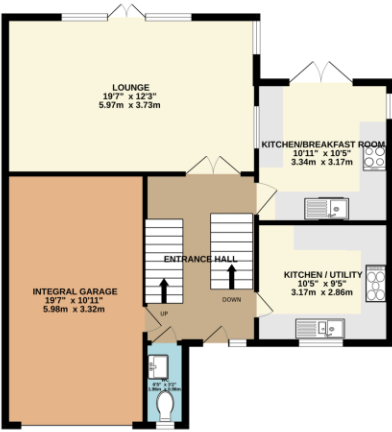
Adding an irresistible touch is the convenient side access to the property's front, perfect for those who appreciate thoughtful layout and accessibility. A set of private stairs leads elegantly to the prized feature: tranquil, direct access to a private boat mooring. Here, boating enthusiasts will truly appreciate the rare opportunity to keep their craft moments from the back door - an ideal arrangement for spontaneous trips along the water or leisurely riverside weekends.

PRIVATE BOAT MOORING Introducing a truly exceptional opportunity for boating enthusiasts and those seeking a tranquil waterside lifestyle. This remarkable property boasts exclusive private access to a 10-metre boat mooring, perfectly positioned with direct entry from the inviting sundeck patio. Effortlessly step from your relaxing outdoor space to your waiting vessel - ideal for afternoon cruises and scenic adventures along the idyllic waterways.

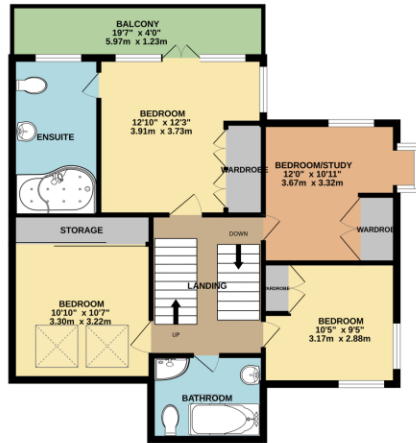
OUTSIDE FRONT To the front of the home there is ample parking for up to four cars, perfect for modern family living and visiting guests. A dedicated electric charging point is ideal for those with electric vehicles. Enjoy convenient side access leading directly to the rear of the property, making upkeep and outdoor entertaining effortlessly simple.

ADDITIONAL INFORMATION Presenting a unique opportunity to acquire a property being sold with no forward chain, which is currently in the process of probate. Situated in a sought-after neighbourhood, this desirable residence offers potential buyers peace of mind with a substantial lease of 999 years from 1984, leaving approximately 957 years remaining. In addition to its enviable location, residents will appreciate a well-managed development, reflected in the annual service charge of approximately £5,796.52. With Council Tax Band G, this property is well-positioned for comfort, convenience, and peace of mind with energy ratings soon to be confirmed.

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



2ND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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