



20 Velsheda Court

Hythe, Southampton

- DIRECT VIEWS OVER SOUTHAMPTON WATER
- SPLIT LEVEL 2 BEDROOM MARINA HOME
- FIRST FLOOR BALCONY
- TWO SPACIOUS DOUBLE BEDROOMS

Asking Price Of - £725,000

EPC Rating

D





Property Description

LOCATION Experience the very best of waterfront living in this delightful split-level marina home, nestled within the desirable surroundings of Hythe Marina Village. This attractive two-bedroom townhouse offers a rare opportunity for boat owners, featuring a generous 10-metre mooring that can be accessed directly from your private sun terrace-a truly enviable setup for anyone wishing to step straight from their door onto their vessel.

Immaculately presented, this charming home benefits from a well-maintained drive and a private parking garage, providing secure parking for two cars. Inside, the accommodation is both spacious and thoughtfully arranged. There are two large double bedrooms and two modern bathrooms, offering ample space for guests or family members. The living area is further enhanced by a good-sized balcony which presents breath-taking, uninterrupted views over the waters of Southampton-an ideal spot to relax, unwind, or entertain while soaking in the tranquil maritime

atmosphere.



ENTRANCE HALL As you enter the property through the glazed front door there is a door leading to the integral garage and utility area, and stairs leading to the lower level where you will find the kitchen/dining room, with a door leading to the sun deck. There is also a downstairs bathroom. From the welcoming entrance hallway there are also stairs leading you up to the lounge and second bedroom. The master suite is on the top floor.

KITCHEN/DINING ROOM 17' 3" x 10' 07" (5.26m x 3.23m) A bright and inviting kitchen and dining room, thoughtfully designed to maximise comfort and style. Featuring gleaming tiled floors throughout, the open plan layout ensures a natural flow from the kitchen out onto the sun deck, through a charming glazed door. Multiple windows offer picturesque views and fill this space with an abundance of natural light-creating the perfect setting for morning coffees or leisurely family meals.

The fitted kitchen is both practical and modern, with an attractive range of light wood-finish units complemented by sleek grey marble-effect worktops and elegant beige co-ordinating tiles. Home cooks will value the features here, including a white sink with chrome mixer tap, integrated Belling double oven with extractor hood, and a built-in Panasonic microwave. There's also a generous space designed for a double-door fridge/freezer, giving ultimate flexibility for growing families or those who love to entertain. The adjoining dining area effortlessly accommodates a large dining table and additional sideboards, showcasing just how much space and versatility this lovely room provides.

INTEGRAL GARAGE 15' x 10' 9" (4.57m x 3.28m) From the welcoming entrance hallway, the convenient integral garage can be accessed directly – a popular feature that adds both security and practicality. Within the garage, there is a thoughtfully designed utility area, complete with plumbing and space for a washing machine, ideal for keeping household chores neatly tucked away. The garage also benefits from housing a Viemann boiler that is just one year old, ensuring efficient heating and peace of mind for years to come.

BATHROOM 7' x 5' 7" (2.13m x 1.7m) On the ground floor is the stylish bathroom, accessible from the welcoming hallway. The contemporary white suite features a bath with chrome mixer tap and handy shower attachment, a low-level W.C, and a wash hand basin set atop a practical vanity unit offering plentiful storage. Fully-tiled walls and floor not only add elegance but also ensure maintenance is a breeze, while the privacy window allows an abundance of natural light to bathe the room throughout the day.

LOUNGE 19' 02" x 17' 03" (5.84m x 5.26m) The inviting lounge welcomes you with an abundance of natural light,



flooding in through double aspect windows and patio doors, creating a wonderfully bright and airy atmosphere. Beyond the spacious interior-generously sized enough to easily accommodate your sofas and all essential living room furniture-a private balcony awaits, presenting stunning views that provide an ideal backdrop for unwinding or hosting friends.

BALCONY 17' 03" x 4' 07" (5.26m x 1.4m) The exquisite decked balcony, perfectly designed for relaxing and taking in the mesmerising views stretching over the glittering marina, onwards to the stunning panorama of Southampton Water. With a front row seat to the gentle movement of cruise ships as they glide past, every evening promises a new spectacle against the brisk coastal breeze.



BEDROOM 2 13' 01" x 10' 09" (3.99m x 3.28m) This spacious double bedroom provides an excellent balance of comfort and functionality. A large front-aspect window allows plenty of natural light to fill the room, offering uplifting views over the front of the property. Currently arranged with a double bed, generous triple door wardrobes and an elegant dressing table, this bedroom demonstrates just how flexible the space can be, thoughtfully designed to accommodate modern lifestyles with ample storage options.

MASTER BEDROOM 13' 09" x 11' 10" (4.19m x 3.61m) The highlight is undoubtedly the generous master bedroom suite found on the top floor, which boasts towering ceilings, a spacious ambience, and a thoughtfully appointed layout. With ample space for a king-size bed, substantial fitted wardrobes, and extra bedroom furniture, the room lends itself beautifully to luxurious, uncluttered living. Bathed in natural light from a large Velux window, each new day begins in a bright, uplifting atmosphere. The en-suite shower room offers a sleek, private sanctuary-perfect for unwinding after a busy day.

WARDROBE & STORAGE 10' 11" x 5' 3" (3.33m x 1.6m) A standout feature: luxurious mirrored sliding door fitted wardrobes, offering over 5ft of depth for generous hanging and storage solutions. This exceptional storage elevates both practicality and style in the main bedroom, making everyday living all the more convenient.



ENSUITE 7' 10" x 5' 03" (2.39m x 1.6m) A particular highlight within this home is the sumptuous master bedroom, benefitting from a bright and airy en-suite. Enjoy natural light thanks to a dedicated Velux window, which beautifully enhances the sleek marble-effect tiling across the walls and floor. The en-suite is fitted with a modern, white suite that includes a quadrant shower cubicle with an integrated shower, a low-level W.C., and a wash hand basin built into a handy vanity unit complete with ample storage. For added convenience, you'll also find an extra matching storage cupboard, a mirrored wall cabinet with spotlights, and a generously sized heated towel rail, creating a sense of



everyday luxury.



SUN DECK PATIO 17' 10" x 14' 03" (5.44m x 4.34m)

The generous sun deck patio, beautifully designed to combine both open and covered spaces, invites you to unwind and soak up the superb panoramic vistas. Whether basking under radiant summer skies or entertaining guests in the sheltered area, this patio provides year-round versatility. Mature shrubs and elegant palms lend a lush, exotic touch, establishing a blissfully private atmosphere enhanced by solid fencing and quality walling to the boundaries.

Steps lead down from the deck to a remarkable highlight: your own private 10-metre mooring, affording the luxury of direct access to the water - perfect for boating enthusiasts or leisurely riverside mornings. Practical touches include a secure side access gate to the front of the property, as well as a convenient outside power source and water tap, ensuring the garden is as functional as it is impressive.



PRIVATE 10M BOAT MOORING A private 10-metre boat mooring, allowing for direct waterfront access straight from your own back door. Perfectly designed for those with a passion for the water, this home is a haven for boating enthusiasts and adventure seekers alike.

OUTSIDE FRONT To the front, a private driveway offers convenient off-street parking for two vehicles, accompanied by an integral garage featuring an up and over door-ideal for additional storage or secure parking.

Perfect for those who cherish time outdoors, a side gate leads to the rear where a sun deck patio provides a tranquil space for relaxing or entertaining, whether it's morning coffee or al fresco evenings with friends and family.



PROPERTY INFORMATION This lovely split level marina home has a lot to offer. With amazing views, private sun deck patio, separate first floor balcony and private 10m mooring you have everything you need to enjoy a marina lifestyle. The house is in good decorative order and has been decorated and fitted to a high standard, including top quality Wilton Royal carpet in all rooms. The house has UPVC double glazing and gas central heating throughout.

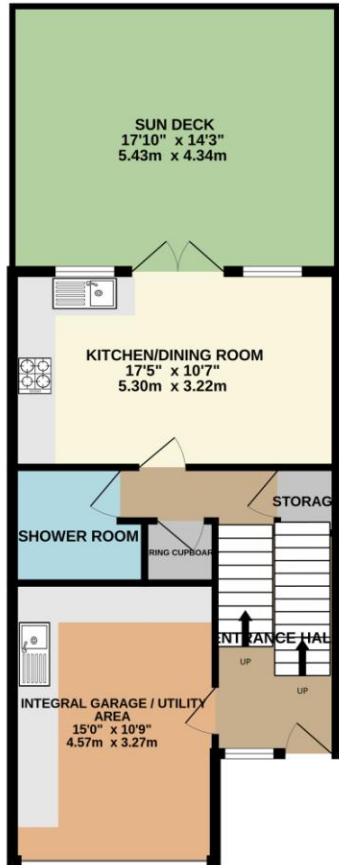
The NFDC council tax band is G and the service charges are currently £2173.47 payable every 6 months.

Built in 1985, Hythe Marina was a pioneer amongst the marina developments along England's South Coast based on a French design. It is a unique development of a 206 berth marina, together with waterside homes, bar, restaurant and boutique hotel.

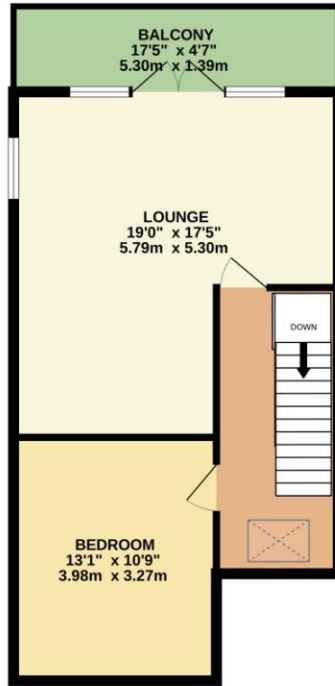
The Marina has a thriving community, with local events and clubs for you to join. Buying a marina home means you are not just buying a home, nor a location, but a Home, Location and most uniquely a Lifestyle - and Hythe Marina has it all to offer. The Marina is a short walk from the delightful market town of Hythe with all local amenities close by, Waitrose, LIDL, Costa Coffee, restaurants, cafes and its weekly market.



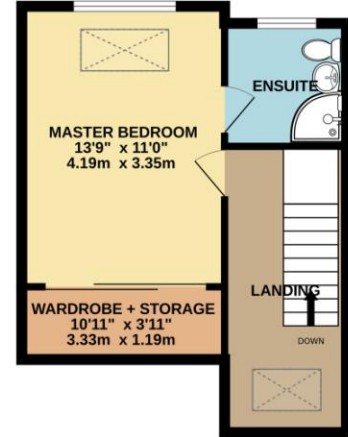
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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