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HERE TO GET *you* THERE

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# Pacific Close, Ocean Village, SO14

Guide Price £325,000

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This beautiful two-bedroom top floor flat (with lift) is positioned in the heart of Ocean Village, offering stunning marina views and direct access to the exceptional local amenities. The property provides a perfect ready to move into with a balance of luxury and peaceful living.

Entering the front door you are welcomed into a large hallway with convenient storage. Straight ahead is the comfortable second bedroom with an abundance of natural light. Next door, the impressive master bedroom features ample built-in storage and a very stylish adjoining en-suite. Opposite, there is a well-proportioned family bathroom.

Further along, you will find the gorgeous kitchen and living space, which can be easily separated by sliding wooden doors that neatly recess into the wall when closed. This area is flooded with light and offers ample space for a dining area if desired. From here, there is direct access to the delightful balcony, perfect for enjoying the marina views. The kitchen is well-equipped with generous cupboard and worktop space, a wine fridge, and integrated appliances, creating an elegant and highly functional space.

Externally, the property continues to impress with a substantial 5.72 x 5.51 m garage, along with three off-road parking spaces.

This is a rare opportunity to acquire a beautifully presented home in one of Southampton's most sought-after waterfront locations.

## TENURE

Leasehold

Unexpired Years: 970 approx.

Annual Ground Rent: Peppercorn

Annual Service: £2,496.00 approx.

Council Tax Band: 'D'

## KEY FEATURES

- A superb & stylish top floor waterfront apartment
  - Remaining lease of 970 years approx.
  - Private balcony with marina views.
    - Modern fully fitted kitchen
    - Spacious reception/ dining room
      - Two double bedrooms
  - Principle bedroom with a un suit shower room
    - Ample storage spaces
  - Garage plus two additional on road parking permits
    - Garage plus off road parking spaces

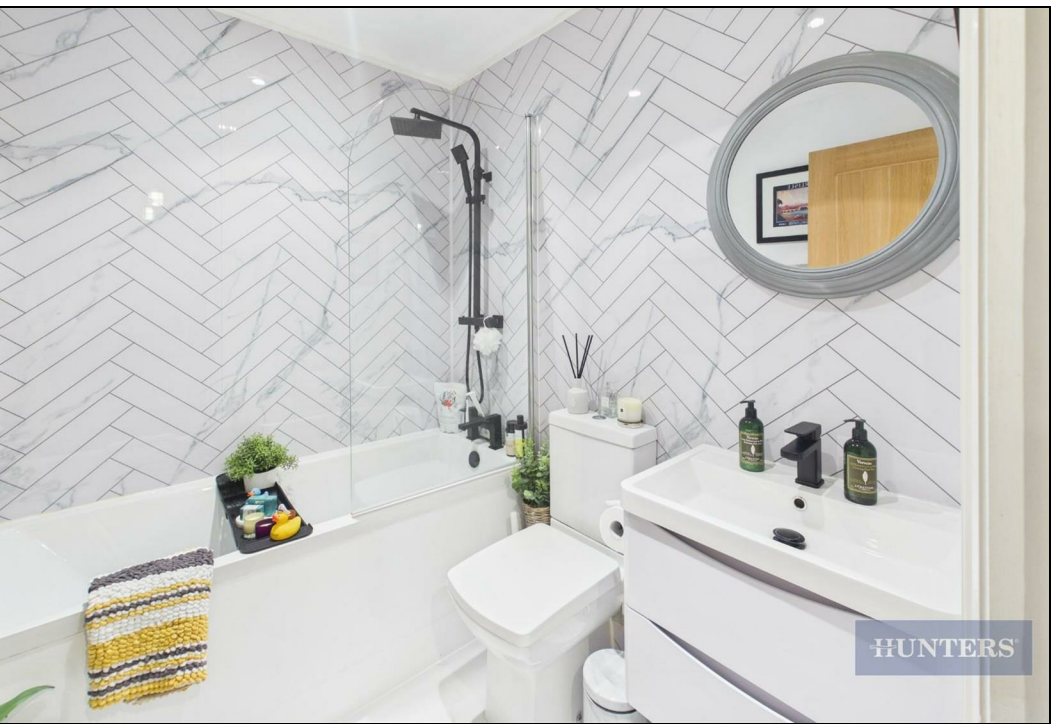




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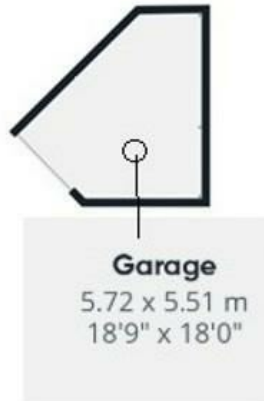


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### Top Floor Flat

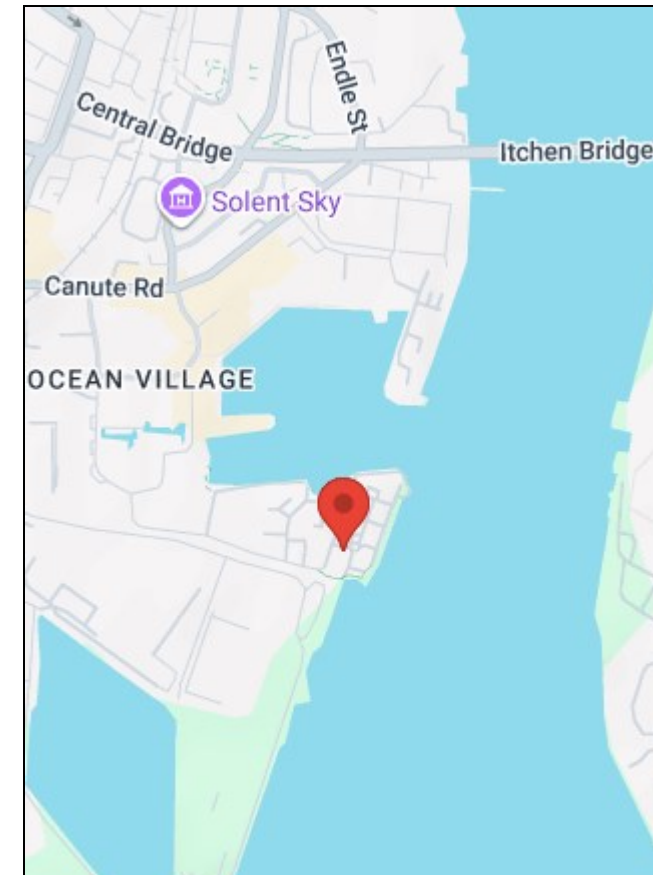


Approximate total area<sup>(1)</sup>

75 Sq.m2  
795 Sq.Ft

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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