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# Maritime Walk 1, Ocean Village, SO14

## Offers In Excess Of £400,000



This two-bedroom lateral apartment overlooks the iconic and breath-taking Ocean Village marina. Finished to a high standard, the property features oak wood flooring, two private balconies, ample storage, and a sleek contemporary design throughout, offering an elegant balance of luxury and comfort.

Upon entering into the hallway you have the exquisite master bedroom on the right, with a complete beautifully appointed en-suite bathroom, a perfectly positioned dressing area, and direct access to a private balcony. This serene retreat has been thoughtfully designed for both style and relaxation. The second double bedroom also benefits from a direct balcony access and convenient proximity to the main bathroom, making it ideal for guests or family living.

The home further unfolds into a stunning open-plan kitchen and living area. Featuring a stylish breakfast bar, expansive windows that flood the space with natural light, and direct access to the balcony, this inviting setting is perfectly suited for both everyday living and entertaining family and friends.

Residents also benefit from concierge services and an under croft parking space, adding both convenience and exclusivity to this exceptional marina-side residence; a rare opportunity to secure a beautifully appointed home in one of the area's most sought-after waterfront locations.

NOTE: Photos were taken before the current tenancy.

### \*\*TENENTS IN SITU\*\*

Tenancy End Date: 28/7/26

Current Rent : £1,850pcm

### TENURE

Leasehold Years remaining on lease; 142 Approx.

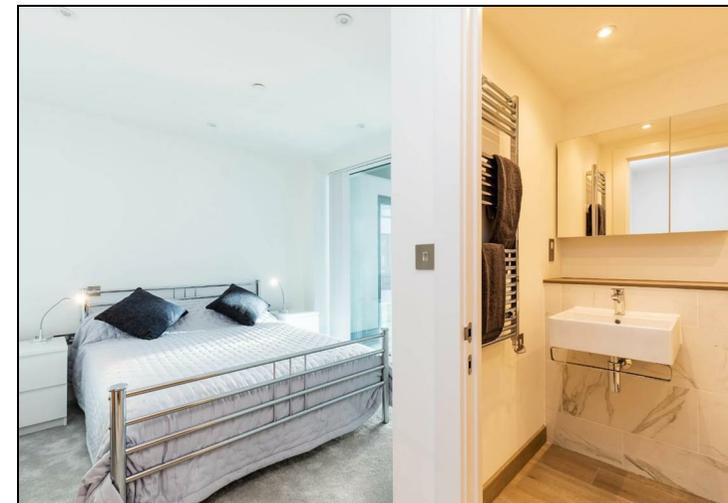
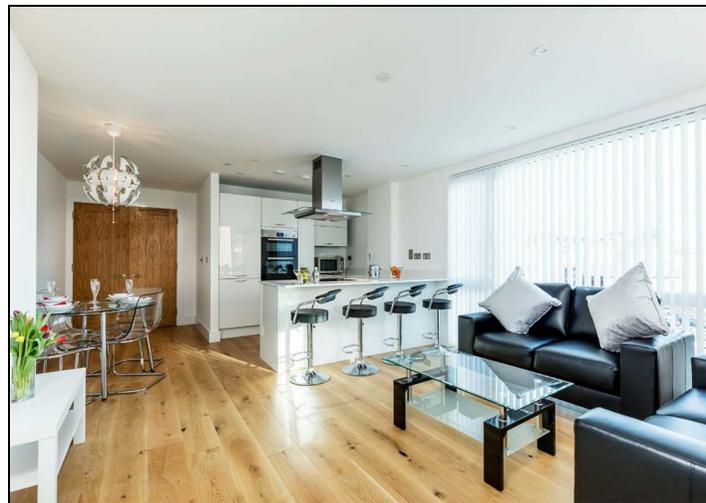
Leasehold Annual Service Charge Amount £4,545 Approx.

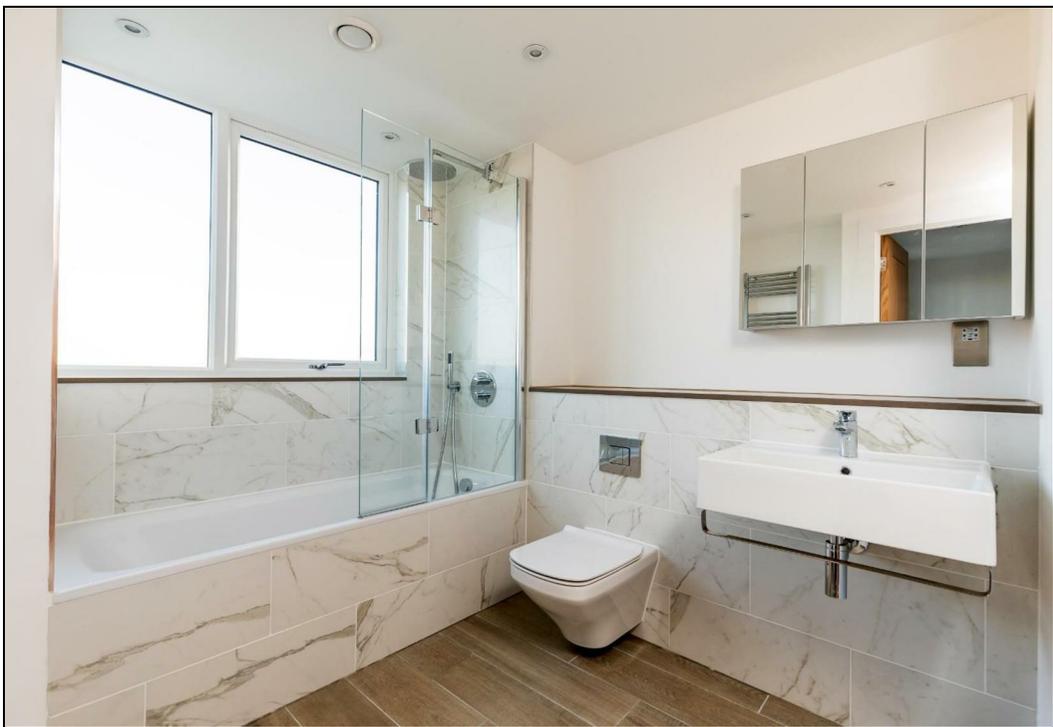
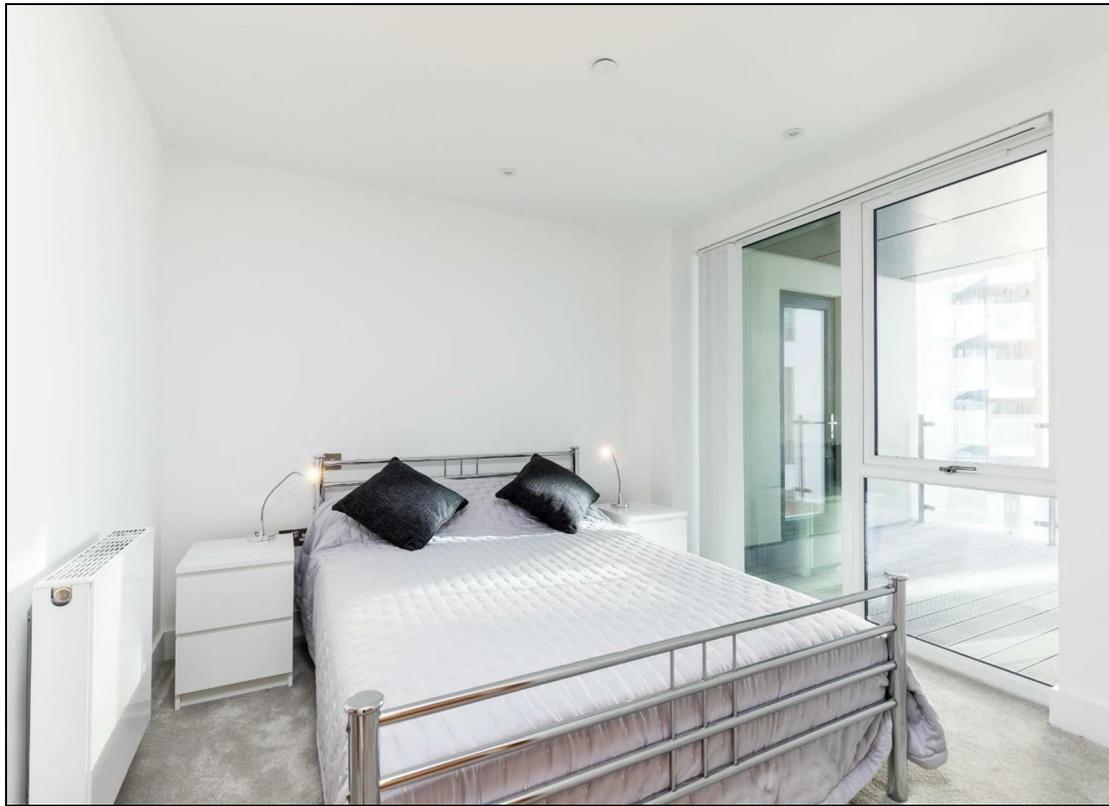
Leasehold Ground Rent £200 Approx.

Council Tax Banding: C

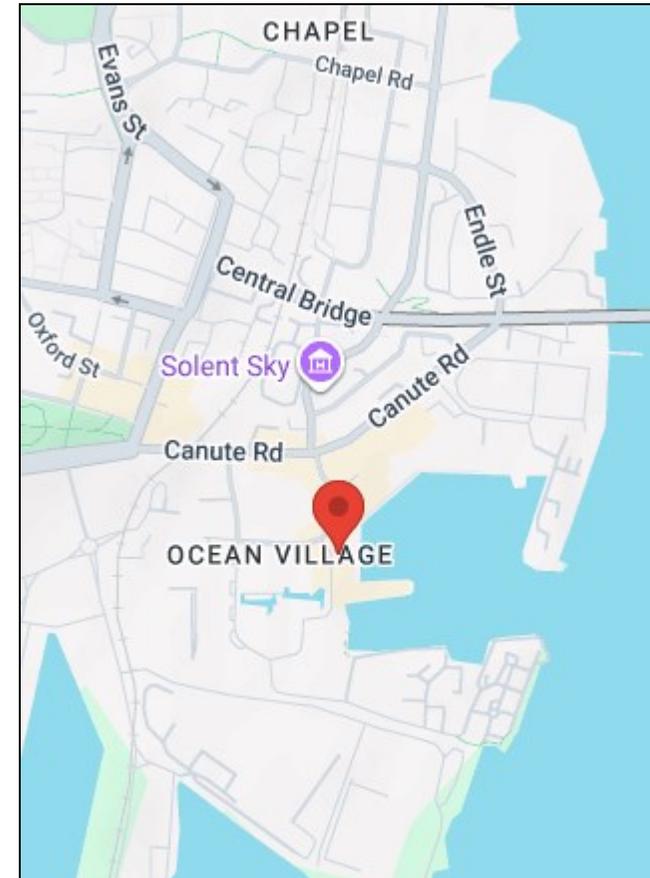
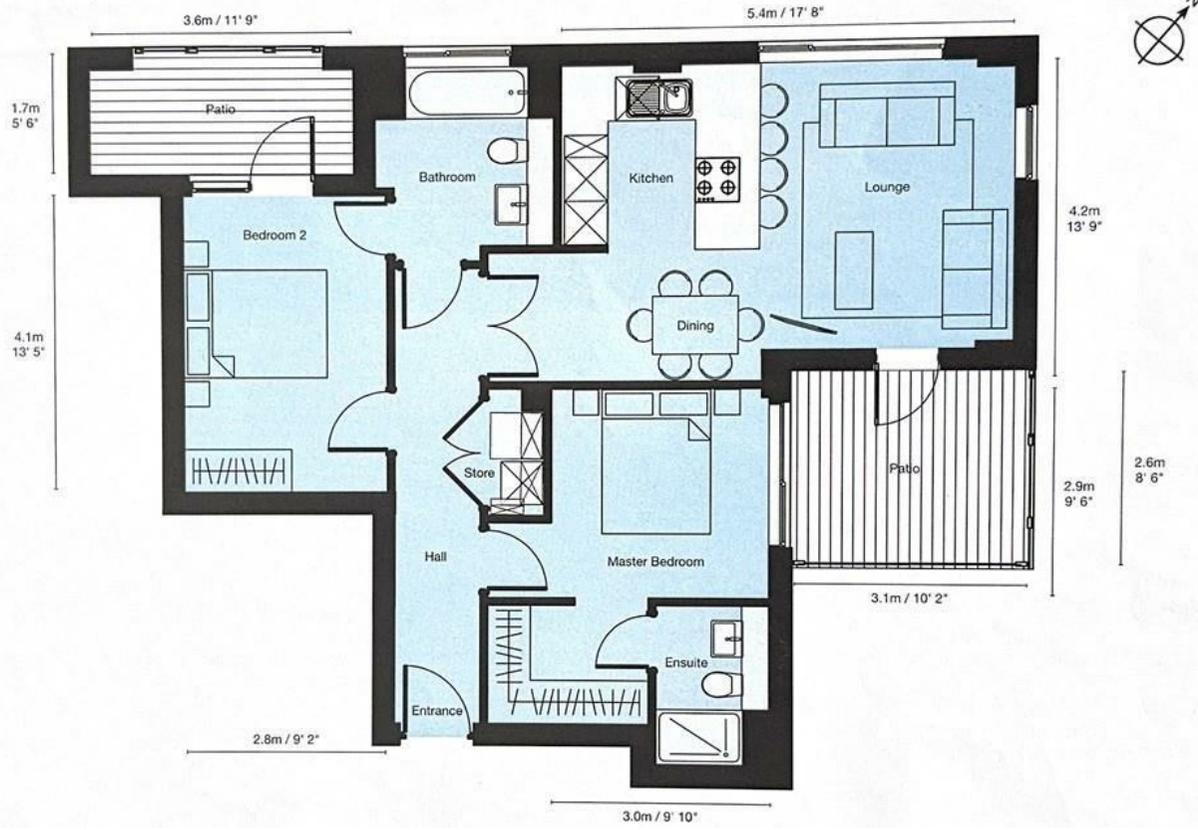
## KEY FEATURES

- Tow-bedroom apartment
- Ocean Village location
  - Marina Views
- Two private balconies
- Open-plan kitchen/living
  - En-suite
  - Dressing room
- Under croft parking for one car
  - Concierge
  - Oakwood flooring





APARTMENTS:  
202 / 302 / 402  
502 / 602 / 702  
Bedrooms 2  
Internal area (sq. ft) 779



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		84	84

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

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