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mooring



Cadland Court, Channel Way, Ocean Village, Southampton

Offers In The Region Of £350,000



10m mooring in Ocean Village Marina

No Onward Chain

Situated waterside in the sought after Ocean Village Marina, this contemporary three bedroom townhouse, offered with no onward chain, features a charming wooden-decked balcony off the lounge, an ideal spot to relax and soak up the sunshine, and benefits from an exclusive 10 metre mooring.

Tucked away in a peaceful cul-de-sac, the property is just a short stroll from the vibrant amenities of Oxford Street, the bustling bars and restaurants of Ocean Village, and the prestigious Southampton Harbour Hotel.

Upon entering, you'll find a generous integral garage and a practical utility room leading out to a private, patioed garden-perfect for both relaxation and entertaining guests. The ground floor also includes a double bedroom and a sleek en-suite bathroom with a walk-in shower.

Upstairs, the spacious lounge/diner is flooded with natural light and opens directly onto the delightful balcony, creating a seamless indoor-outdoor living experience. The adjacent kitchen is thoughtfully designed with glossy white cabinetry, warm wooden worktops, and a convenient serving hatch to the dining area. Additional storage is available on this floor for added practicality.

The top floor hosts two further double bedrooms and a stylish family bathroom adorned with contemporary brown stone tiles. Externally, the property benefits from driveway parking for two vehicles.

The marina offers 24-hour deep-water access, free from lock gates and strong currents, and provides excellent shelter from the elements.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 962 Years remaining approx.

Leasehold Annual Service Charge Amount; £1183.58 Approx.

Leasehold Annual Reserve Fund; £3,375.54 Approx.

Leasehold Annual Berth Rent; £462.00 Approx.

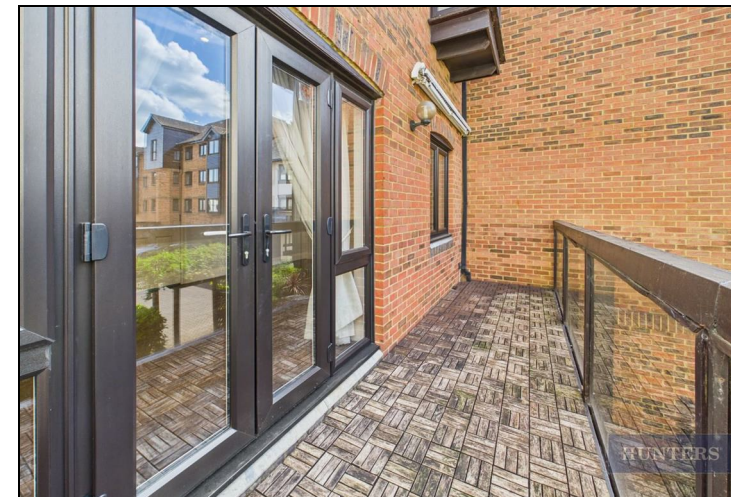
Leasehold Ground Rent Amount; £1.20 Peppercorn

Council Tax Banding; E

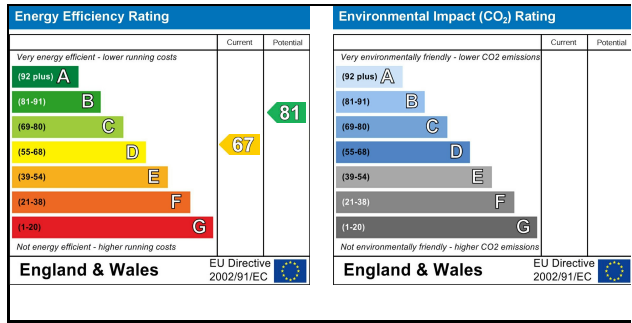
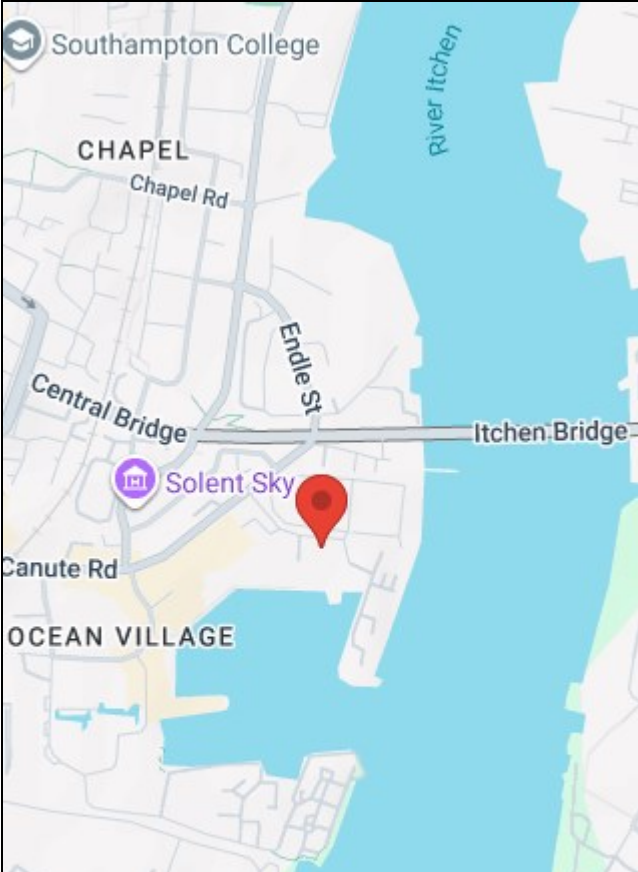


KEY FEATURES

- 10m Mooring
- Sought-after Ocean Village Marina Location
 - Three Bedrooms
 - Driveway Parking
 - Balcony off Living Room
- Three Storey Townhouse
 - 24 Hour Security
 - Integral Garage
 - No Onward Chain
 - Waterside property







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