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# Channel Way, Ocean Village, Southampton

## Guide Price £400,000



\*12m mooring in Ocean Village Marina\*

A rare opportunity to secure this nautical style two bedroom and two bathroom apartment with a 12 metre berth, two dedicated parking spaces plus a private garage. Positioned within the historic former Yacht Club building at the heart of Ocean Village Marina, this unique home combines character, comfort, and the kind of everyday convenience that makes life run smoothly.

Imagine returning home after a day out on the water or in the city, knowing your parking is always waiting; no stress, no compromise.

The apartment offers a spacious lounge (24'1 X 13'0) with vaulted ceilings, a well-appointed kitchen with integrated appliances, and two generous double bedrooms. The principal bedroom benefits from bespoke built-in furniture and an en-suite bathroom, while the family bathroom includes a stand-in shower and a Scandinavian-inspired sauna, ideal for winding down after busy days.

Two private balconies offer a choice of outlooks: one facing east over the marina to catch the morning light, and the other with a northerly aspect, capturing tranquil city views.

Additional features include a secure telephone entry system.

Please note that the apartment and berth are held on separate titles. This enables the owner to rent out or sell the berth separately to the apartment.

Ocean Village Marina is more than just a location, it's a lifestyle. With an on-site cinema, five-star hotel and spa, a selection of waterfront restaurants and bars, and direct access to the Titanic Trail and nearby shopping at West Quay, Oxford Street and Southampton High Street, everything you need is close at hand.

Leasehold Years remaining on lease: 959 years remaining approx.

Leasehold Annual Service & Communal Charge: £9,282 Approx.

Berth Charges: £480 Per Annum

Leasehold Ground Rent Amount: Peppercorn at £1.20 per annum

Council Tax Banding: G





# 12m mooring

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## KEY FEATURES

- Waterside Property
- 12 Meter Mooring
  - 2 Balconies
  - Vaulted Ceilings
- Scandinavian Inspired Sauna
- Telephone Security Entrance
- Superb Ocean Village Location
  - Fantastic Views
- En-Suites & Family Bathroom
- Garage and 2 Permanent Spaces and Visitor











87.4 m<sup>2</sup>940.77 ft<sup>2</sup>10.91 m<sup>2</sup>117.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360



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			

**England & Wales**

EU Directive 2012/21/EC



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