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Calshot Court, Ocean Village, SO14

Offers In Excess Of £535,000

10m mooring in Ocean Village Marina

GUIDE PRICE £535,000 TO £550,000

One of the standout features of this property is its 10 metre mooring located in Ocean Village Marina, renowned as the best marina in the area. Offering 24-hour deep-water access with no lock gates and minimal current, the marina provides excellent shelter from extreme winds.

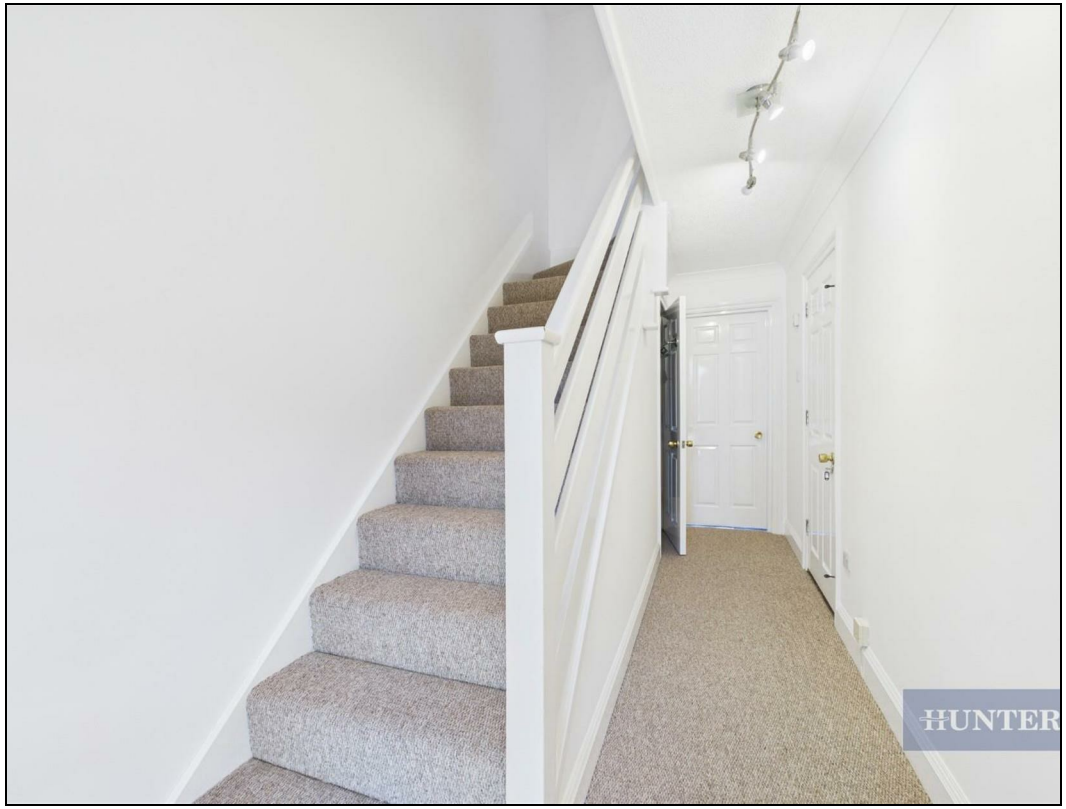
Upon entering this modern home, you are welcomed by a spacious hallway with a guest cloakroom, leading to an integral garage that offers the potential for conversion into a fourth bedroom, subject to necessary permissions. The ground floor also features a well-proportioned bedroom with a door leading out to a patioed area to look across the waters. This superb property offers dual aspect water views of the River Itchen and the Marina. Just off the bedroom is an off-suite with a stand-in shower conveniently placed under the stairs. On the first floor, an expansive open-plan lounge, kitchen, and dining area spans from front to back, with large windows that flood the space with natural light, creating a bright and airy ambience. The kitchen boasts ample space and plenty of built-in units. There is also a small balcony to allow to look out onto the scenic horizon. The top floor hosts two generously sized double bedrooms both complemented with ensuites Other benefits to the property include driveway, integral garage and visitor's parking facilities.

Offering an exclusive 10 metre mooring and with no onward chain, this stylish three-bedroom home with a garden and berth is in the heart of affluent Ocean Village and has the luxury of an array of amenities on its doorstep that offers vibrant bars and restaurants in Ocean Village & the luxury Southampton Harbour Hotel.

Tenure Type; Leasehold
Leasehold Years remaining; 960 Years Remaining Approx.
Service Charge Amount £2,986.52 Per Annum Approx.
Berth Rent: £476 Per Annum Approx.
Leasehold Ground Rent: £1.20 Per Annum Approx. (Peppercorn)
Council Tax Band; F

KEY FEATURES

- Waterside property with a 10 Metre Mooring
- Three Storey Town House
- Three Bedrooms
- Dual Aspect Water Views
- Prestigious Location
- Balcony and Private Courtyard
- Integral Garage and Off Road Parking
- Far Reaching Water Views
- No Chain
- GUIDE PRICE £535,000 TO £550,000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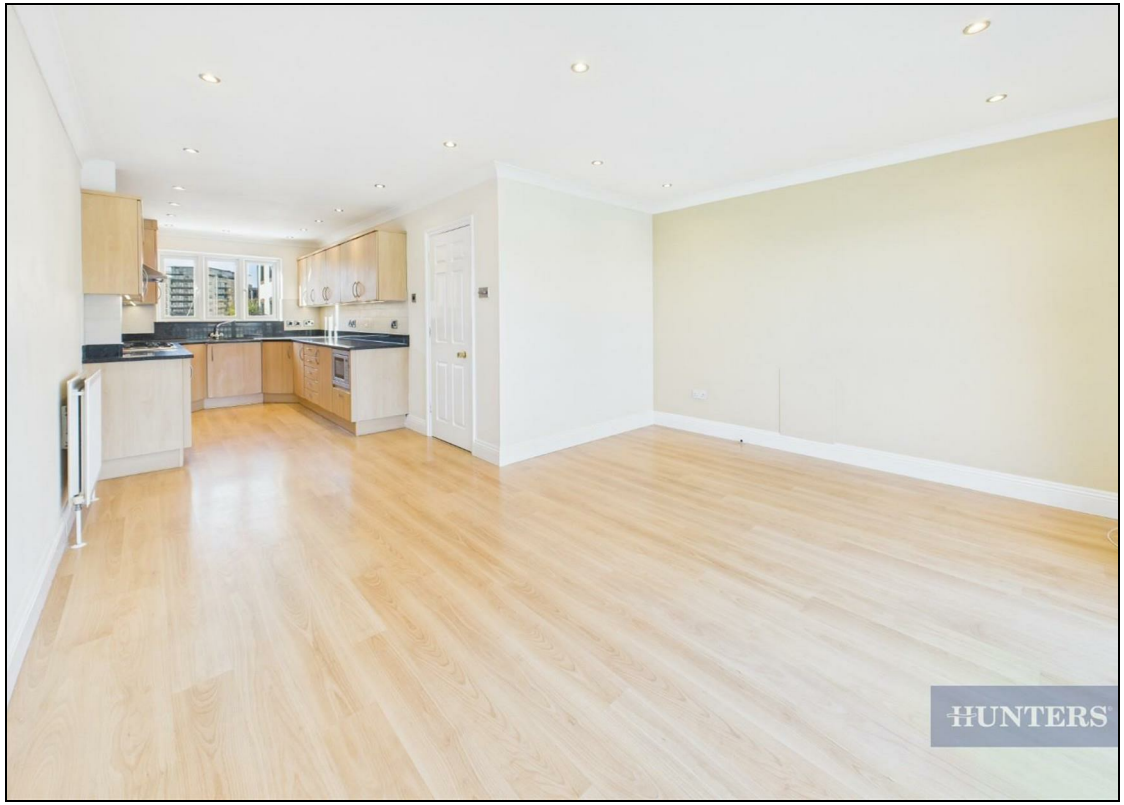
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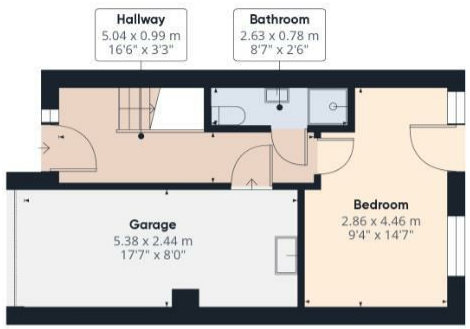
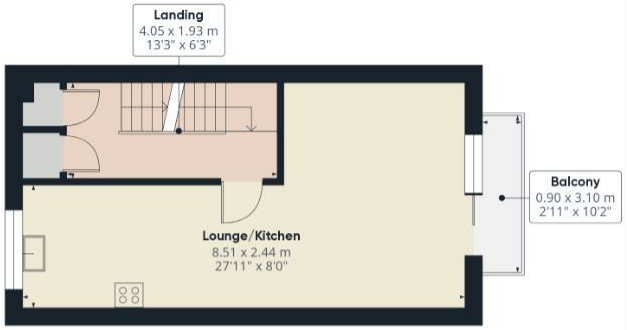
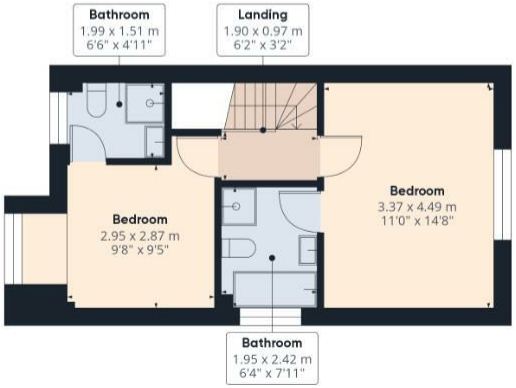


Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

103.16 m²

1110.42 ft²

Balconies and terraces

2.78 m²

29.92 ft²

(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.

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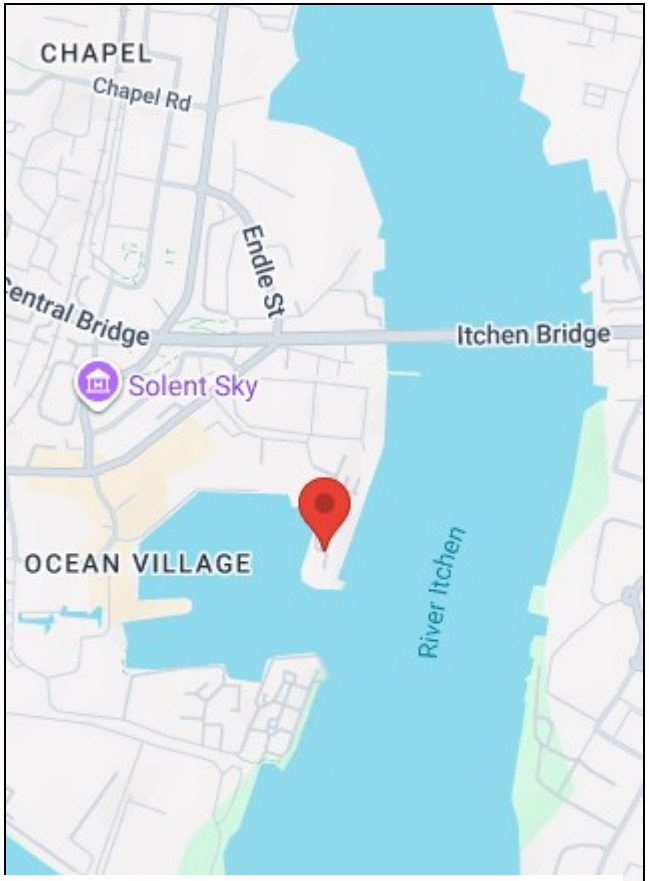

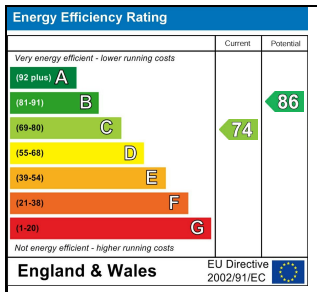

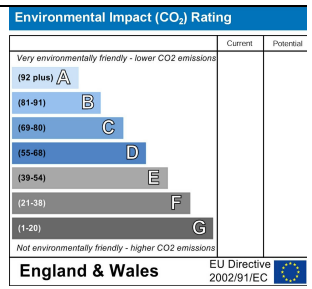

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