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# Cadland Court, Channel Way, Ocean Village

## Offers In Excess Of £550,000



\*10m mooring in Ocean Village Marina\*

Enjoy exclusive waterfront living with this three-bedroom townhouse, complete with a 10 metre mooring and no onward chain. Tucked away in a peaceful cul-de-sac, this sought-after property sits on the edge of Southampton's picturesque Ocean Village, offering the perfect blend of tranquillity and city convenience. Within a mile radius of the property, you'll find the boutique shops and cafés of Oxford Street, as well as an array of vibrant bars and fine dining options at Ocean Village Marina. With the luxurious Southampton Harbour Hotel right on your doorstep, this home promises an exceptional lifestyle in a prime location.

As you enter the ground floor welcomes you with a spacious hallway leading to a well-appointed bedroom with direct access to a private patio, offering stunning waterfront views. This room is complemented by a conveniently located off-suite bathroom under the stairs, complete with a walk-in shower. Additionally, the ground floor benefits from an integral garage, thoughtfully equipped with plumbing for a utility area. On the first floor, an elegant L-shaped lounge extends to a balcony, providing a perfect spot to take in the scenic views at the rear of the property. To the front, a stylish kitchen boasts classic white cabinetry and a charming bay window, adding character and natural light. The top floor hosts a further two generously sized bedrooms, both featuring en-suite bathrooms. Other benefits to the property include off-road parking and a visitor's parking permit.

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.

### Material Information - Southampton

Tenure Type: Leasehold  
Leasehold Years remaining on lease: 960 Years Remaining Approx.  
Leasehold Annual Service Charge Amount: £4,501.24 Per Annum Approx. (2024-2025 Service Charge Costs £1,168.54, Reserve Fund Contribution £3332.70)  
Berth & Other Charges: £461 Per Annum Approx.  
Leasehold Ground Rent: Peppercorn  
Council Tax Band: F

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £48 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

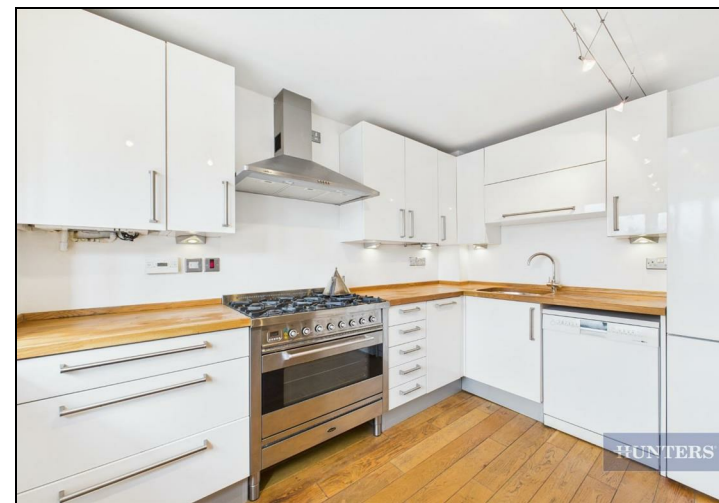
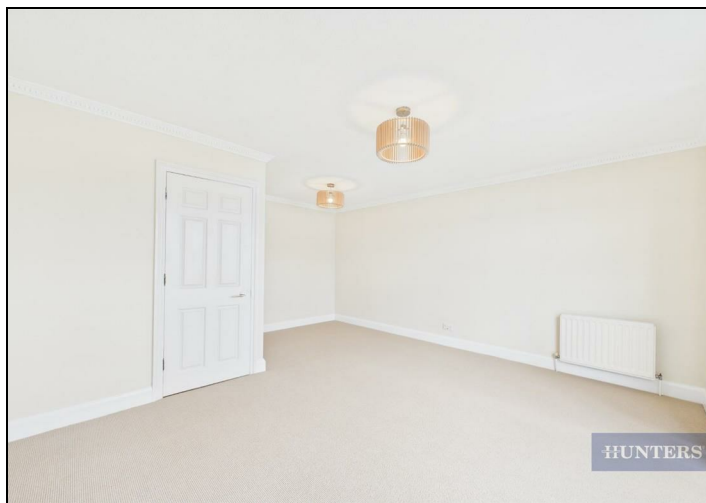
This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

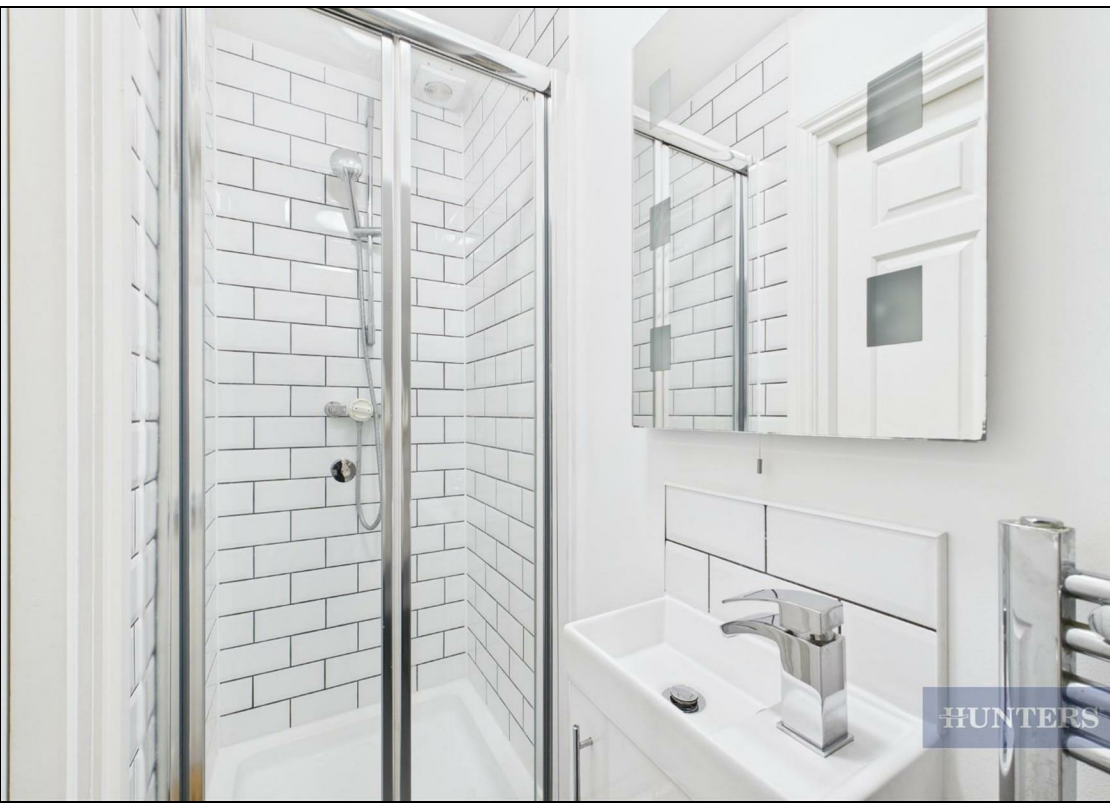


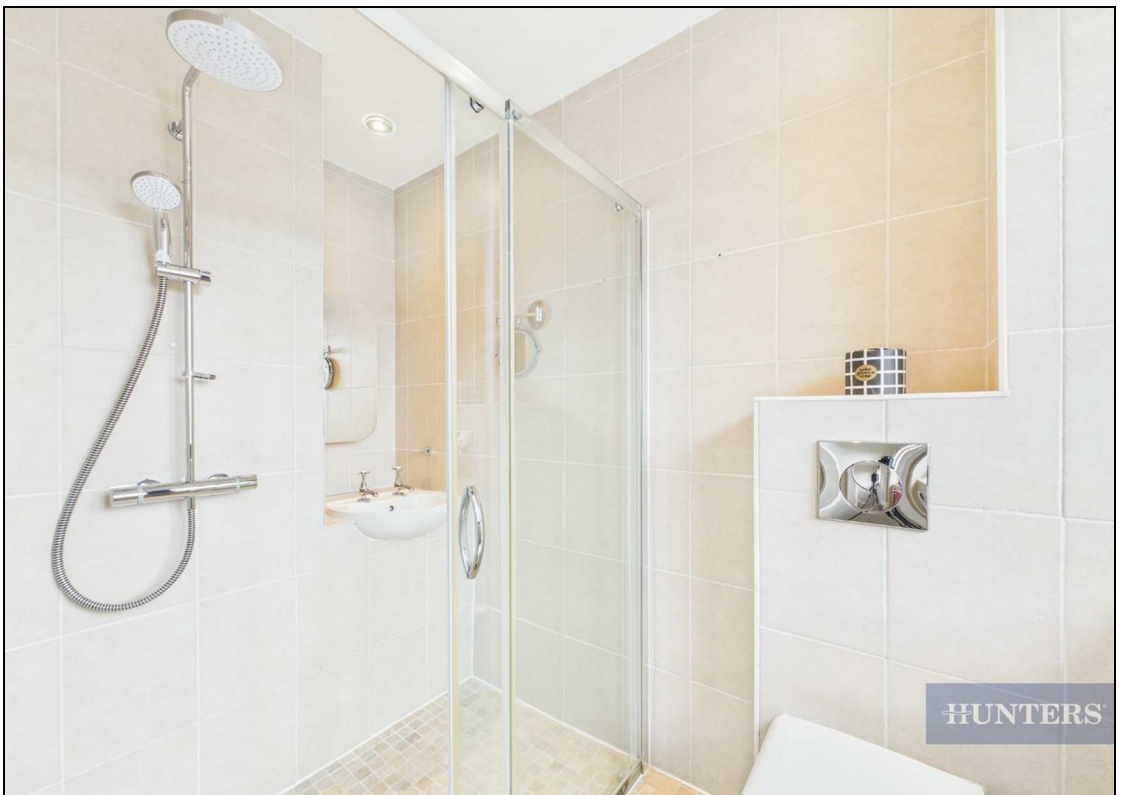
**With 10m mooring**

## KEY FEATURES

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









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

102.69 m<sup>2</sup>1105.35 ft<sup>2</sup>

### Balconies and terraces

16.3 m<sup>2</sup>175.45 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



| Energy Efficiency Rating                                                                                                  | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                  | Current | Potential |
|---------------------------------------------------------------------------------------------------------------------------|---------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>68</p> <p>82</p> <p>Not energy efficient - higher running costs</p> |         |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>68</p> <p>82</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                      |         |           | <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                            |         |           |



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