



## Velsheda Court

, Hythe Marina SO45 6DW

- NO FORWARD CHAIN
- PRIVATE 10M MOORING
- POSSIBILITY FOR A 17M MOORING
- FULL FLOOR PRIMARY SUITE
- WALK TO VILLAGE
- IMMEDIATE EXCHANGE AVAILABLE
- 4(5) DOUBLE BEDROOMS
- 2 EN-SUITS + FAMILY BATHROOM + WC
- GARAGE + PARKING + EV CHARGER
- DIRECT VIEWS OVER SOUTHAMPTON WATERS

**Auction Guide £610,000 Leasehold**





## Location

This lovely 4 bedroom waterfront marina home has no buildings in front, so you have an uninterrupted view of the Southampton Waters!

This property is part of the exclusive Hythe Marina Village, which was the first marina village to be built in the UK in 1985, and is still one of the UK's finest. Located on the west of Southampton Waters, it's a unique development of a 206-berth marina, waterside homes and shops, restaurants, bars and a boutique hotel.

The marina is just a short walk to the quaint village centre of Hythe and within easy reach of local shops, cafes, bars/restaurants and other amenities. There is a weekly street market and good transport links to Southampton including the historic pier passenger ferry service.

Hythe is also just a few minutes from The New Forest, about 40 minutes from the beautiful Bournemouth beaches, and hour and half from London and just a short boat trip to the scenic Isle of Wight.

The ground floor in this property consists of a superb fitted kitchen with water views, a storage room with the washing machine and a water softener, a downstairs WC and a spacious lounge/diner leading out to a sunny garden via bifold doors. This allows for an inside/outdoor living overlooking the water with direct access to the private mooring and space for any boats. Practicality is a key feature. The floors are fitted with white neutral tiles throughout and has voice activated underfloor heating. White walls allow for brighter rooms and there is a modern no-flute gas-fireplace which is more heat efficient and gas central heating.

On the first floor, you will find a double bedroom with a gracious marina outlook, another double bedroom with an en-suite and a Juliette balcony opening up towards the spectacular harbour, a family bathroom and a single bedroom currently used as an office.

The top floor comprises of a full-floor primary suite with a generous en-suite bedroom and a spacious walk in wardrobe. Having a good amount of Velux windows will let in lots of natural light and the cool channel breeze, which is exactly what this primary bedroom will allow for.

Parking is never an issue with the large private garage located only a few steps from the front door. Not only this, but a private space with an electric charging point ensures all vehicle types are safely parked and good to go, especially for those with EVs.

This house also comes with the possibility for an additional 17m mooring, which is quite unique, for those who have a bigger boat.

Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £610.000

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The



Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be

expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Ground Rent: £0

Service Charge: £3300

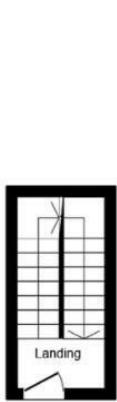
Lease: 996 Years Remaining



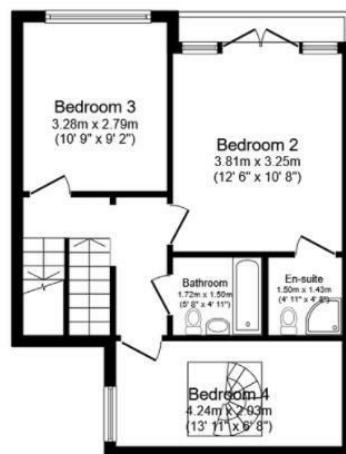
Local Authority  
Council Tax Band **G**  
EPC Rating **C**



**Ground Floor**  
Floor area 45.7 m<sup>2</sup> (492 sq.ft.)



**First Floor**  
Floor area 6.2 m<sup>2</sup> (66 sq.ft.)



**Second Floor**  
Floor area 44.0 m<sup>2</sup> (474 sq.ft.)



**Third Floor**  
Floor area 30.1 m<sup>2</sup> (324 sq.ft.)

**TOTAL: 126.0 m<sup>2</sup> (1,356 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.