



22 Velsheda Court

Hythe Marina Village, SO45 6DW

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

Guide price £660,000 Leasehold





Entrance Hall

The entrance provides stairs that lead straight down to the kitchen and living area, as well as a WC, and stairs leading up towards the bedrooms and office room.

Kitchen

10'8 x 9'1

Designed with both comfort and style in mind, the home features a modern kitchen boasting scenic views over the tranquil marina waters and the beautifully maintained garden.



Lounge/diner

24'9 x 10'8

A spacious living room where large sliding doors open onto a beautifully maintained garden, perfect for hosting gatherings or simply enjoying quiet moments outdoors. The generous proportions throughout the lounge ensure there's plenty of room for relaxation and entertaining alike.

Bedroom 2

12'6 x 10'8

This bedroom is a generous size and has access to it's own private balcony, and ensuite.



Bedroom 3

10'9 x 9'2

This bedroom has ample of space and has a large window, letting in lots of natural light.

Bedroom 4

13'11 x 6'8

This bedroom has plenty of space for furniture.



En Suite 1

4'11 x 4'8

The en suite to bedroom 2 includes a large bath/shower.

Bathroom

9'8 x 4'11

The bathroom on the first floor includes a shower.

Bedroom 1

13'9 x 11'5

A generously sized main bedroom found on the second floor, complete with a private en suite for added luxury. The bedroom seamlessly adjoins a versatile office room, making it an ideal choice for those working from home or seeking a peaceful study area. Two large windows bathe the space in natural light, enhancing the bright and airy feel while offering tranquil views over the marina.

En Suite 2

9'2 x 5'4

A modern and beautifully appointed en suite bathroom featuring a generous bathtub, perfectly positioned on the second floor to provide privacy and relaxation.

Office

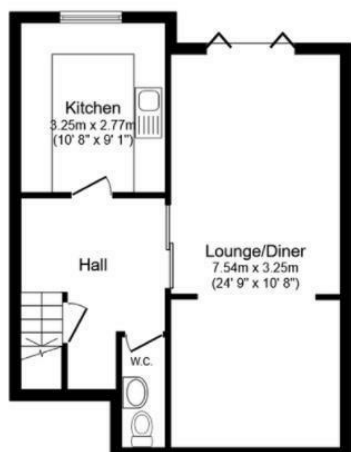
The home features an expansive office room, thoughtfully connected to the main bedroom on the second floor. Bathed in natural light from two generous windows, the office is an ideal haven for remote working or peaceful study. Its spacious dimensions make it equally suited as a creative studio, reading room, or tranquil retreat.

Garden

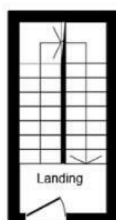
The beautifully maintained garden is a true highlight, featuring a combination of lush grass and a generous patio area. The garden enjoys breathtaking views across the property's private mooring and tranquil waterways, extending out towards the impressive panorama of Southampton Water. Imagine watching boats drift by or unwinding to the soothing sounds of the marina from your own serene retreat.



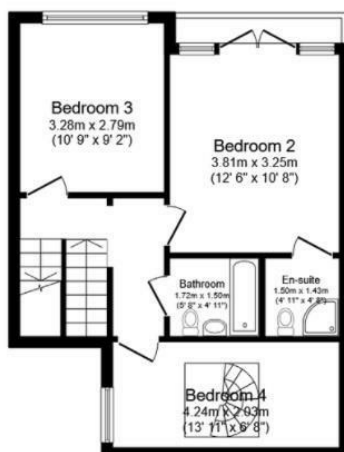
Local Authority **NFDC**
Council Tax Band **G**
EPC Rating **C**



Ground Floor
Floor area 45.7 m² (492 sq.ft.)



First Floor
Floor area 6.2 m² (66 sq.ft.)



Second Floor
Floor area 44.0 m² (474 sq.ft.)



Third Floor
Floor area 30.1 m² (324 sq.ft.)

TOTAL: 126.0 m² (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

Citrine Estates Office

7 High Street, Hythe, Southampton,
SO45 6AG

Contact

023 81980 023
christina@citrine-estates.co.uk
www.citrine-estates.co.uk

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.