



Velsheda Court , Hythe Marina 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





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.

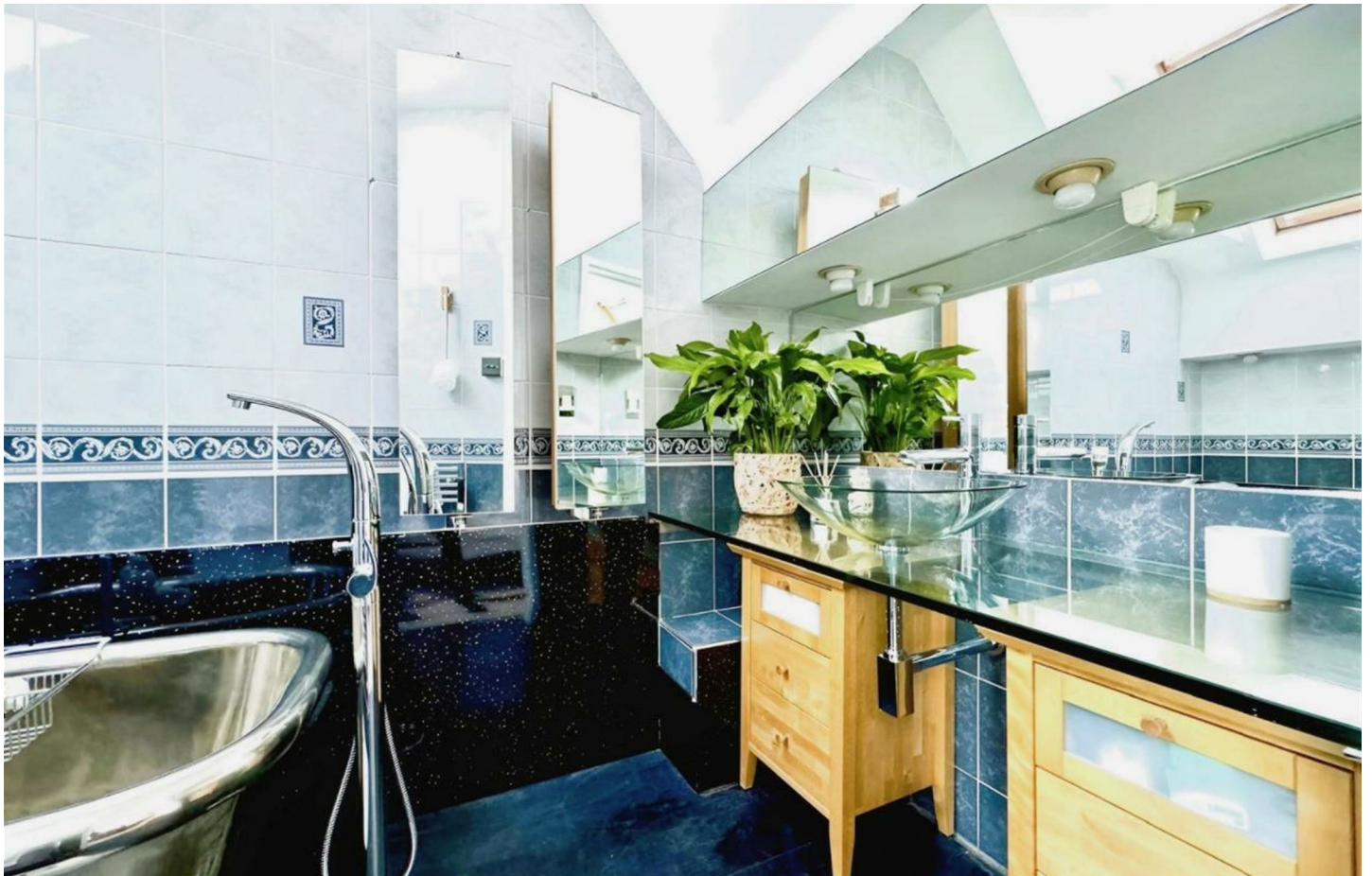
Parking is never an issue with the large private garage located only a few steps from the front door. Not only this, but a private space with an electric charging point ensures all vehicle types are safely parked and good to go, especially for those with EVs.

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

Ground Rent: £0

Service Charge: £3300

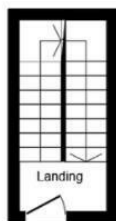
Lease: 996 Years Remaining



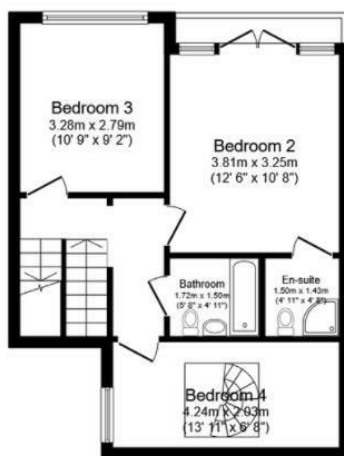
Local Authority
Council Tax Band G
EPC Rating C



Ground Floor
Floor area 45.7 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

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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.