



Velsheda Court Hythe Marina, Hythe

- Mid Terraced House
- Large Lounge / Diner
- Private Parking
- Five Bedrooms

Asking Price Of - £720,000

EPC Rating

TBC





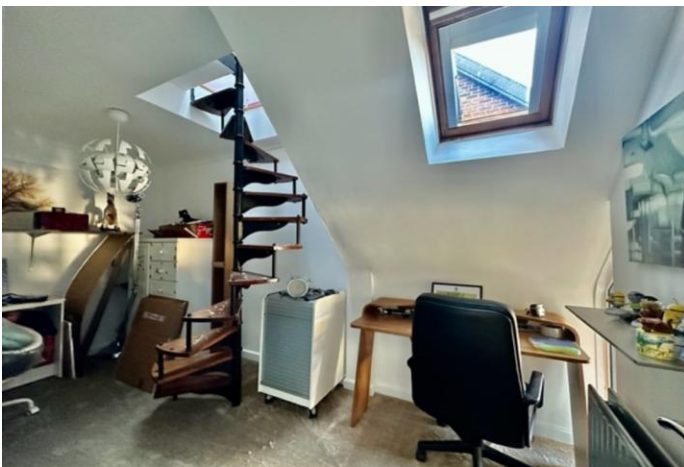
Property Description

LOUNGE/DINER

Downstairs spacious lounge / diner which has been redecorated. Benefitting from under floor heating, there is an electric fireplace, and modern radiators. There are double glazed bi-folding doors to rear garden area and folding French doors leading to the kitchen, and to the rest of the property.

KITCHEN

The modern downstairs kitchen comprising of; granite worksurfaces, gloss finish laminated timber wall and base level drawers and cupboards, integral stainless steel sink with chrome mixer tap, wooden breakfast 'bar' with rear aspect double glazed window above. White goods include; electric AGA, fridge freezer with water dispenser and dishwasher (TBD if the items will be included in purchase). French doors, underfloor heating, tiled flooring and tiled surrounds.



CLOAKROOM

Downstairs cloakroom comprising of a white ceramic toilet with push button flush and white ceramic basin with chrome hot and cold taps. Radiator. Towel rail. Underfloor heating.

STORAGE

Downstairs storage room, spacious, houses washing machine.

MASTER BEDROOM

Situated on the top floor this spacious master room features 4 Velux windows with incredible views, an en-suite and access to another bedroom featuring a spiral staircase, which could be used as a walk in dressing room. The bedroom has been redecorated and has new carpets fitted.

ENSUITE

Master en-suite comprising of a glass panel sliding door, chrome metal bath, white ceramic toilet with push button flush, glass basin with chrome mixer tap. Turning mirrors to reveal hidden storage (avoiding clutter), mirrored wall behind basin creating a large open feel to the room, 1 Velux window and tiled walls and floor.

BEDROOM 2

Spacious room with double glazed rear aspect patio doors leading to a small balcony overlooking the harbour and Southampton waters. Currently featuring a pull down table and bed. The room has been newly decorated and fitted with new carpets. This bedroom also benefits from an en-suite shower room.

ENSUITE

Second room en-suite comprising of a black toilet with push button flush, New Horizon steam shower with music, lights, temperature control etc. Heated towel rail. extractor fan. Tiled walls and floor.

BEDROOM THREE

This spacious double bedroom has been redecorated and has newly fitted carpets. It has double glazed rear aspect windows overlooking the harbour and Southampton waters.

FAMILY BATHROOM

Modern three piece family bathroom comprising of a white enamel bath with chrome fittings and shower overhead and glass bath screen, white ceramic basin with chrome mixer tap and mirror above, white ceramic WC with push button flush. Heated towel rail. Extractor fan. Tiled walls.



BEDROOM FOUR

Featuring a small double glazed window, one Velux window and a spiral staircase leading upstairs. This room would make an ideal office space. It has been redecorated and fitted with new carpets

BEDROOM FIVE

Connected to the master bedroom by a small door and bedroom four via a spiral staircase this room features 1 Velux window and would make an ideal dressing room off the master bedroom. As with the rest of the property this room has been newly decorated and fitted with new carpets.



HYTHE MARINA

Built in 1985, the Marina was a pioneer amongst the marina developments along England's South Coast based on a French design. It is a unique development of a 206 berth marina, together with waterside homes, bar, restaurant and boutique hotel.

The Marina has a thriving community, with local events and clubs for you to join. Buying a marina home means you are not just buying a home, nor a location, but a Home, Location and most uniquely a Lifestyle - and Hythe Marina has it all to offer. The Marina is a short walk from the delightful market town of Hythe with all local amenities close by, Waitrose, LIDL, Costa Coffee, restaurants, cafes and its weekly market.



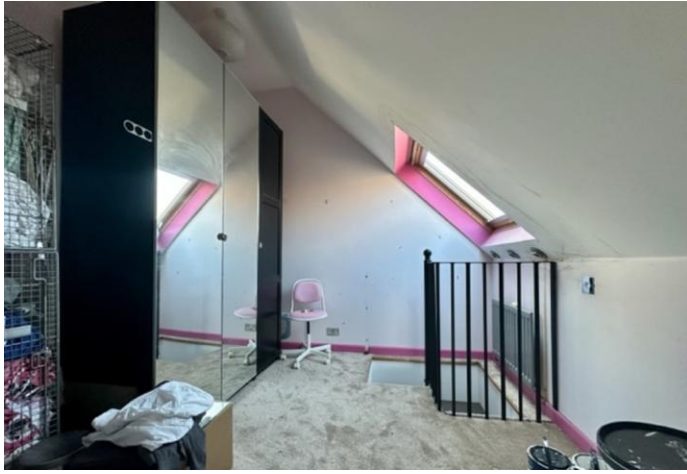
The New Forest and local beaches at Lepe/Calshot are only a short drive away. There are good transport links with the M27, rail, (Southampton Central to London Waterloo) and Southampton Airport all easily accessible. The historic Hythe Ferry, accessible from the pier, gives alternative travel to Southampton for further shopping.

GARDEN / MOORING

This property comes equipped with your own private 10m mooring attached to a pontoon just off your own garden.

The garden is large for Hythe Marina and features both grass and patio, the perfect place to sit and watch the sun set over the water. The house has been fitted with new carpets throughout and has been redecorated.





GARAGE AND PARKING

The property comes with a large garage located a very short walk from your own front door. It also comes with a private parking space and electric car charging point.

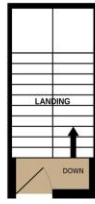
ADDITIONAL INFORMATION The New Forest District Council tax Band is G. The MDL service charge is to be confirmed



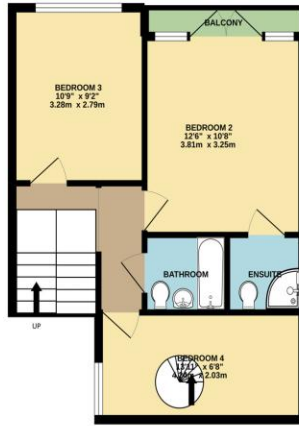
GROUND FLOOR
467 SQ. FT. (43.2 SQ. M.) APPROX.



1ST FLOOR
417 SQ. FT. (38.7 SQ. M.) APPROX.



2ND FLOOR
467 SQ. FT. (43.2 SQ. M.) APPROX.



3RD FLOOR
385 SQ. FT. (35.5 SQ. M.) APPROX.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

