



Calshot Court, Channel Way

Ocean Village, Southampton, SO14 3GR

- 18m Mooring, Double Garage, Off Road Parking.
- Four Bedrooms, Large Lounge / Diner.
- Modern Home, Spectacular Views.
- Two Balconies, Sundeck, Large Utility.

Asking Price Of
£1,200,000

EPC Rating '78 C'





Property Description

ENTRANCE HALL

As you enter the property you're welcomed by a spacious reception hall featuring a spiralling timber staircase and access to further rooms.

SHOWER ROOM

Modern three piece shower room comprising of a square, white, ceramic WC with push button flush, a square white ceramic basin with chrome mixer taps and mirror with storage above, a double walk in shower cubicle with a waterfall shower head and glass shower screen. The shower room also features tiled flooring and walls for a cohesive, sleek, geometric look.

GARAGE / UTILITY

Large double garage and utility room with electric and



water connected as well as plumbing for a washing machine. The utility area consists of a single drainer stainless steel sink with chrome mixer tap, wall and base level storage units with a gloss finish and room for; washing machine, dryer and under counter fridge and freezer. There are also multiple outlets and access to rear sundeck.

BEDROOM ONE

Second largest bedroom in the property with a rear aspect double glazed window overlooking the sundeck and Southampton waters, built-in wardrobe with sliding doors and cream plush carpets.

BEDROOM TWO

This Spacious double bedroom features a rear aspect double glazed window overlooking the sun deck and Southampton waters, built in wardrobe and a plush grey carpet.

BEDROOM THREE

The smallest of the four bedrooms however, still a decent size. Featuring floor to ceiling double glazed windows and patio doors giving access to the sun deck. This room would make an ideal office space.



LIVING ROOM

Now upstairs, this gorgeous open plan living room / diner is bright and welcoming, extending up into the eaves and leavening structural beams in place adds a beautiful senesce of character as well a opening up the whole room. This room also features two double glazed rear aspect windows and double glazed French doors to a balcony overlooking the harbour and Southampton waters.



KITCHEN/BREAKFAST ROOM

Modern kitchen with integral Miele appliance, comprising of wall and base level cream units, granite counter top with a built in single and a half drainer sink with chrome mixer tap and black tiled surrounds.. Breakfast bar looking over the harbour. Timber flooring. Double Glazed windows.

WC

The upstairs cloak room features a white ceramic WC with a concealed cistern and push button flush, small white ceramic basin with chrome mixer tap and storage under as well as, white tiled walls and laminate wood flooring.

MASTER BEDROOM

This room is large and stunning, full of character with





structural beams exposed, just like in the living room, they have extended up into the eaves opening up the whole room adding both height as well as brightening the room. You can access your own private balcony through double glazed French doors to look over the Southampton waters. This room also has a dressing room with built in wardrobes and access to the master en-suite.

MASTER EN-SUITE

Modern three piece en-suite bathroom comprising of a square ceramic WC with concealed cistern and push button flush, ceramic basin with chrome mixer tap and storage under, vanity mirror, enamel bath with chrome fittings and shower over-head. Tiled floor and walls. Side aspect double glazed frosted windows. Heated towel rail.

ADDITIONAL INFO

Tenure Type; Leasehold

Leasehold Years remaining on lease; 960 years approx.

Leasehold Annual Service Charge Amount £3,000 - £5,000

Leasehold Ground Rent Amount £200pa

Council Tax Banding; G



GROUND FLOOR



1ST FLOOR



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.



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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

