



Velsheda Court

Hythe, Southampton

- AMAZING VIEWS
- SUN DECK PATIO
- FIRST FLOOR BALCONY
- 2 DOUBLE BEDROOMS

Asking Price Of **£795,000**

EPC Rating

TBC





Property Description

ENTRANCE HALLWAY

As you enter the property through the glazed front door there is a door leading to the integral garage and utility area, and stairs leading to the lower level where you will find the kitchen/dining room, with a door leading to the sun deck. There is also a downstairs bathroom. From the welcoming entrance hallway there are also stairs leading you up to the lounge and second bedroom. The master suite is on the top floor.

KITCHEN/DINING ROOM 17' 03" x 10' 07" (5.26m x 3.23m)

This good sized kitchen and dining room has an open plan feel. The floor is tiled throughout and the glazed door that leads to the sun deck, along with the additional windows, make this a light and bright room. The room benefits from the lovely views. The fitted kitchen has a good range of base and wall units in a light wood finish, and there are grey marble effect worktops and beige co-ordinating wall tiles.



There is a white sink and drainer with chrome mixer tap, a built in Belling double oven with fitted extractor hood, and a built in Panasonic microwave. There is a large space suitable for a double door fridge/ freezer. The dining area is currently set with a large dining table and chairs, and 2 sideboards, showing off the available space and versatility of the room.

SUN DECK PATIO 17' 10" x 14' 03" (5.44m x 4.34m)

The large sun deck patio is a lovely space to sit and relax and take in the wonderful views, and makes for a great place to entertain family and friends. It is part covered to provide some shade on those hot summer days, and privacy is provided by the fence and walling to the sides. There are mature shrubs and palms giving an exotic feel, and from the sun deck there are steps leading to your own private 10m mooring. There is a side gate giving access to the front of the property and there is useful outside power supply and an outside tap.



BATHROOM 7' 0" x 5' 7" (2.13m x 1.7m)

The downstairs bathroom is accessed from the downstairs hallway. The white suite comprises of a bath with chrome mixer tap and shower attachment, a low level W.C and a wash hand basin with vanity unit and useful storage underneath. The floor and walls are fully tiled and the privacy window allows natural light into the room.



INTEGRAL GARAGE 15' 0" x 10' 09" (4.57m x 3.28m)

The integral garage can be accessed from the entrance hallway. It has a useful utility area with space and plumbing for a washing machine, and the garage also houses the Viemann boiler which is just 1 year old.

LOUNGE 19' 02" x 17' 03" (5.84m x 5.26m)

This delightful lounge is on the first floor. It is spacious yet has a cosy feel. There is ample room for sofas and living room furniture and the double aspect windows and patio doors make this a lovely light and airy room. A perfect place to relax, or to entertain, and with the benefit of it's own balcony with amazing views, this really is a lovely room.



BALCONY 17' 03" x 4' 07" (5.26m x 1.4m)

A lovely decked balcony where you can sit and enjoy views of the marina and beyond to Southampton water and watch the cruise ships sail by.



BEDROOM 2 13' 01" x 10' 09" (3.99m x 3.28m)
 This double bedroom has a front aspect window overlooking the front of the property. It is currently set with a double bed, triple door wardrobes and dressing table showing off the available space.

MASTER BEDROOM 13' 09" x 11' 10" (4.19m x 3.61m)
 The master bedroom is on the top floor and benefits from it's own en-suite shower room, and large built in wardrobes. This spacious bedroom has ample space for a bed, wardrobes and additional bedroom furniture. The large velux window lets plenty of light into the room.



WARDROBE & STORAGE 10' 11" x 5' 3" (3.33m x 1.6m)
 The mirrored sliding door fitted wardrobes are over 5ft deep and provide ample hanging space as well as additional storage.

ENSUITE 7' 10" x 5' 03" (2.39m x 1.6m)
 The en-suite to the master bedroom has it's own velux window making this is a light and bright room. The walls and floor are tiled in a light marble effect, and the white suite has a quadrant shower cubicle with fitted shower, and a fitted low level W.C and wash hand basin with useful vanity storage cupboards. There is also a separate matching cupboard and a mirror door wall cabinet with fitted spotlights, and a large heated towel rail.



FRONT OF PROPERTY
 To the front of the property there is a private driveway with parking for 2 cars, and the integral garage with up and over door. There is a side gate to the rear sundeck patio.

PROPERTY INFORMATION
 This lovely split level marina home has a lot to offer. With amazing views, private sun deck patio, separate first floor balcony and private 10m mooring you have everything you need to enjoy a marina lifestyle.

The house is in good decorative order and has been decorated and fitted to a high standard, including top quality Wilton Royal carpet in all rooms. The house has UPVC double glazing and gas central heating throughout.



The NFDC council tax band is G and the service charges are currently £2173.47 payable every 6 months.



Built in 1985, Hythe 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.

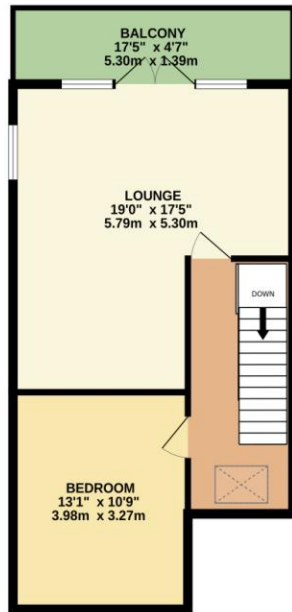
The New Forest and local beaches at Lepe and Calshot are only a short drive away. There are good transport links with the M27, rail, (Southampton Central to London Waterloo) and Southampton Airport all easily accessible. The Hythe Ferry, accessible from the historic Hythe pier, gives alternative travel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



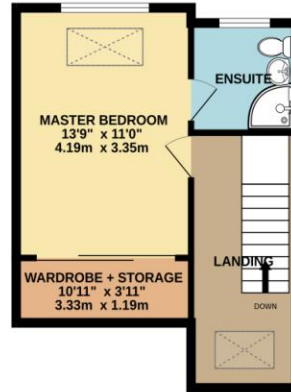
GROUND FLOOR



1ST FLOOR



2ND 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 as to their operability or efficiency can be given.
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