



25 Cadland Court

Channel Way, Ocean Village, Southampton

Asking Price Of - £465,000

EPC Rating 'C'



- Three Storey Town House In Marina Setting with Direct Water Views
- 10m Remote Mooring, Garage and Parking. Courtyard Style Garden.
- Flexible Accommodation with Three / Four Bedrooms
- 19' Living Room with Water View Balcony. Kitchen and Utility Room.

25 Cadland Court



OCEAN VILLAGE

This three storey town house, with a 10 METER REMOTE MOORING, is situated in the sought after surroundings of Ocean Village Marina where you can enjoy the Marina lifestyle and all it has to offer. Take advantage of restaurants, bars, hotels, convenience store and easy access to Southampton City shopping and nightlife plus. You can pop over to the Isle of Wight on the Redjet, commute to London by train or fly from Southampton Eastleigh Airport. The property itself offers flexible accommodation with three bedrooms on the top floor with shower room and one double bedroom or home office or second lounge on the ground floor. First floor kitchen and 19' full width living room on to the water view balcony. Garage and allocated parking. An ideal WATERFRONT main home or holiday home.

10M REMOTE MOORING

The property comes with a remote 10m mooring with the number of C24. This costs £347.30 PA and increases by RPI annually.

GARAGE AND PARKING

17' 4" x 8' 6" (5.28m x 2.59m)

Up and over garage door. Power and lighting. Door to hallway. Door to utility room providing access to the garden. There is a numbered (25 Cadland Court) adjacent to the house in the parking area.





ENTRANCE HALLWAY

Wood and glazed front door. Radiator. Doors to garage, home office / double bedroom, shower room and storage cupboard. Return staircase to upper floors.

SHOWER ROOM

Three piece suite comprising a tiled shower cubicle with chrome shower fittings, wc and wash hand basin. Extractor fan. Shaver light point. Radiator.

HOME OFFICE / DOUBLE BEDROOM / SITTING ROOM 10' 7" x 9' 7" (3.23m x 2.92m)

Rear aspect double glazed window which could be changed to French or patio doors on to the garden. Radiator. Flexible use room as a home office, double bedroom or additional lounge. TV point. Fitted book shelves.

UTILITY ROOM

8' 5" x 3' 9" (2.57m x 1.14m)

Double glazed door and window to the rear garden. Door to the garage. Comprising a stainless steel single drainer sink unit with chrome mixer tap and cupboard under. Spaces for washing machine, tumble dryer and upright fridge freezer.

LOW MAINTENANCE GARDEN

Courtyard style private garden enclosed by fencing with rear gate to the promenade. Paved for low maintenance.



FIRST FLOOR LANDING

Stairs to all floors. Front aspect double glazed window. Walk in airing / storage cupboard with slatted shelves and immersion tank. Doors to kitchen and living room.

LIVING ROOM

19' 6" x 11' 4" (5.94m x 3.45m)

Full width impressive size room with stunning direct views of the Itchen River and Southampton Water. Double glazed windows and French doors to the balcony. Two radiators. Decorative feature fireplace. TV and telephone points.

WATER VIEW BALCONY

19' 0" x 5' 0" (5.79m x 1.52m)

Relax and enjoy the passing boats and ships on the Itchen River and Southampton Water, Glass screening. Wall light and decked flooring.



KITCHEN

9' 0" x 8' 6" (2.74m x 2.59m)

Front aspect double glazed window. Comprising a stainless steel single drainer bowl and a half sink unit with chrome mixer tap and cupboard under. Further range of wall and base level cupboard and drawer units with roll top work surfaces, under unit lighting and tiled surrounds. Integral appliances include a Neff double oven, gas hob with cooker hood over, fridge, freezer and dishwasher. Telephone point. Cupboard housing Worcester boiler.





TOP FLOOR LANDING

Front aspect double glazed window. Hinged access to the loft space with fitted loft ladder. Doors to all three bedrooms and shower room. Radiator.

DOUBLE BEDROOM

12' 4" x 8' 3" (3.76m x 2.51m)

Double glazed window enjoying the stunning water views. Radiator. TV point.

DOUBLE BEDROOM

9' 6" x 8' 7" (2.9m x 2.62m)

Front aspect double glazed window. Radiator. TV point.

BEDROOM

11' 4" x 6' 9" (3.45m x 2.06m)

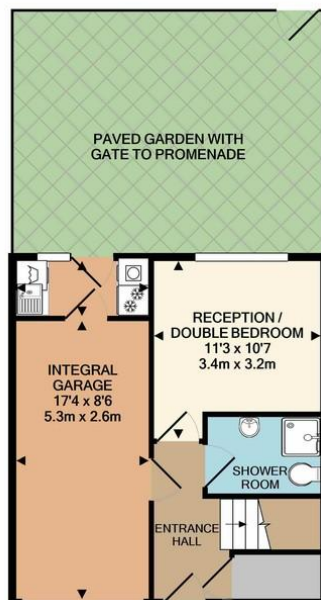
Double glazed window enjoying the stunning water views. Radiator.

SHOWER ROOM

Three piece suite comprising a walk in double sized tiled shower cubicle with chrome shower fittings, wc and wash hand basin. Extractor fan. Shaver light point. Radiator.

ADDITIONAL INFORMATION

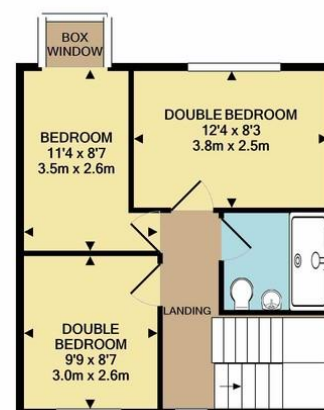
The Council Tax band is F. The MDL service charge and ground rent for the house and mooring is circa 1,636 PA.



GROUND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1217 SQ.FT. (113.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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