



Moorhead Court, Channel Way, Ocean Village, Southampton, Hampshire, SO14 3GQ

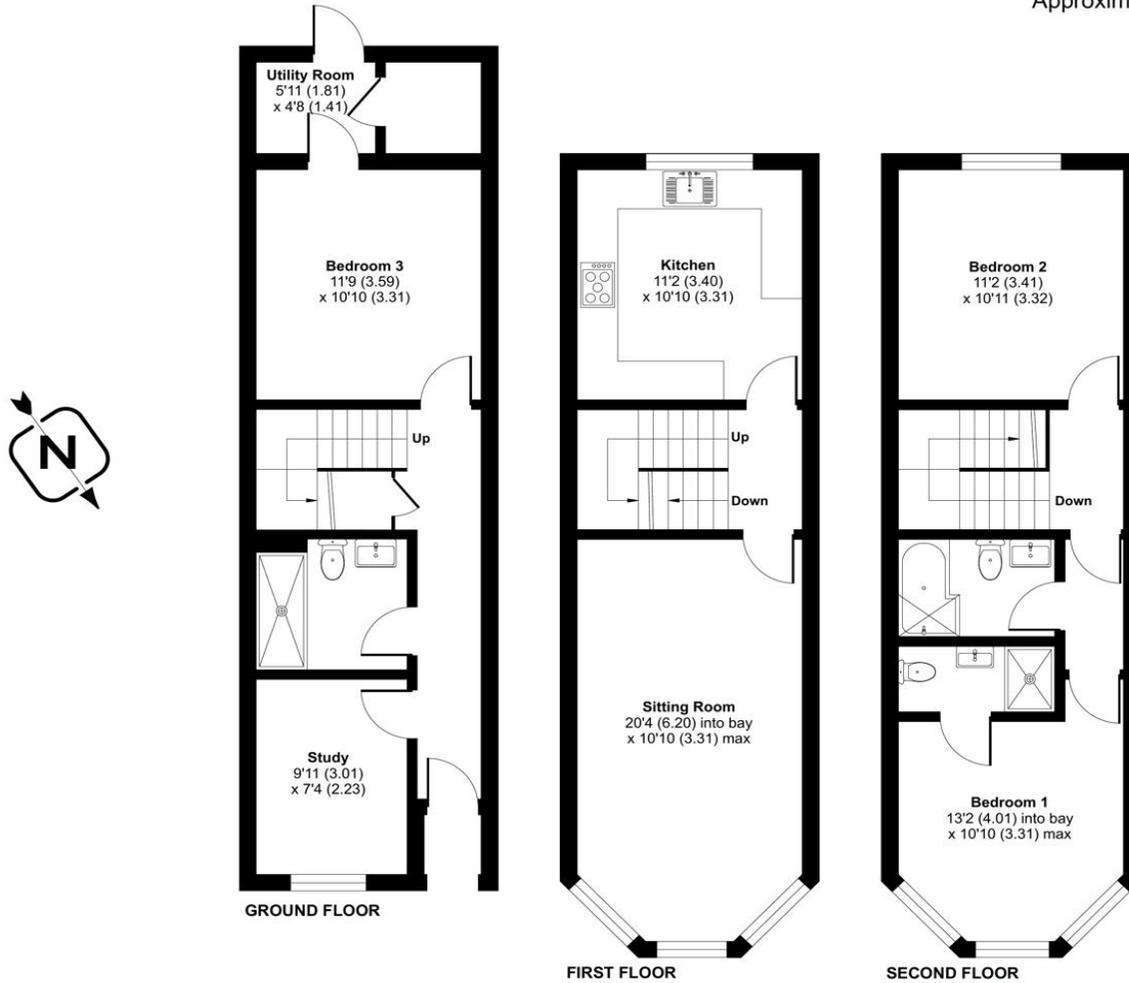


## ACCOMMODATION

This beautiful spacious town house is located not only close to Ocean Village Marina but also West Quay Shopping centre and the popular Oxford Street. Upon entering the home, you will be immediately greeted by the welcoming entrance hallway, with access to a well-proportioned guest bedroom with a spacious downstairs shower room and access to a utility and storage area. Furthermore is a useful office/study room, ideal for those whom work remotely or to utilise as a playroom. Upstairs, on the first floor is the real main hub of the home, with an impressive sitting/dining room, a fantastic social space with a delightful feature bay window and french doors opening to a juliet balcony. The kitchen is also a generous size with ample modern white gloss units and space for a gas range style cooker. The second floor continues to impress, offering two double bedrooms, with the principal bedroom boasting a bay window, juliet balcony and a recently upgraded three-piece shower room. The second bedroom is served by the beautifully modernised family bathroom consisting of a white suite with a large bath tub with a shower over. Externally, the property has an enclosed front terrace, a fantastic area to enjoy as well as private off road parking.

Approximate Area = 1259 sq ft / 116.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1269493

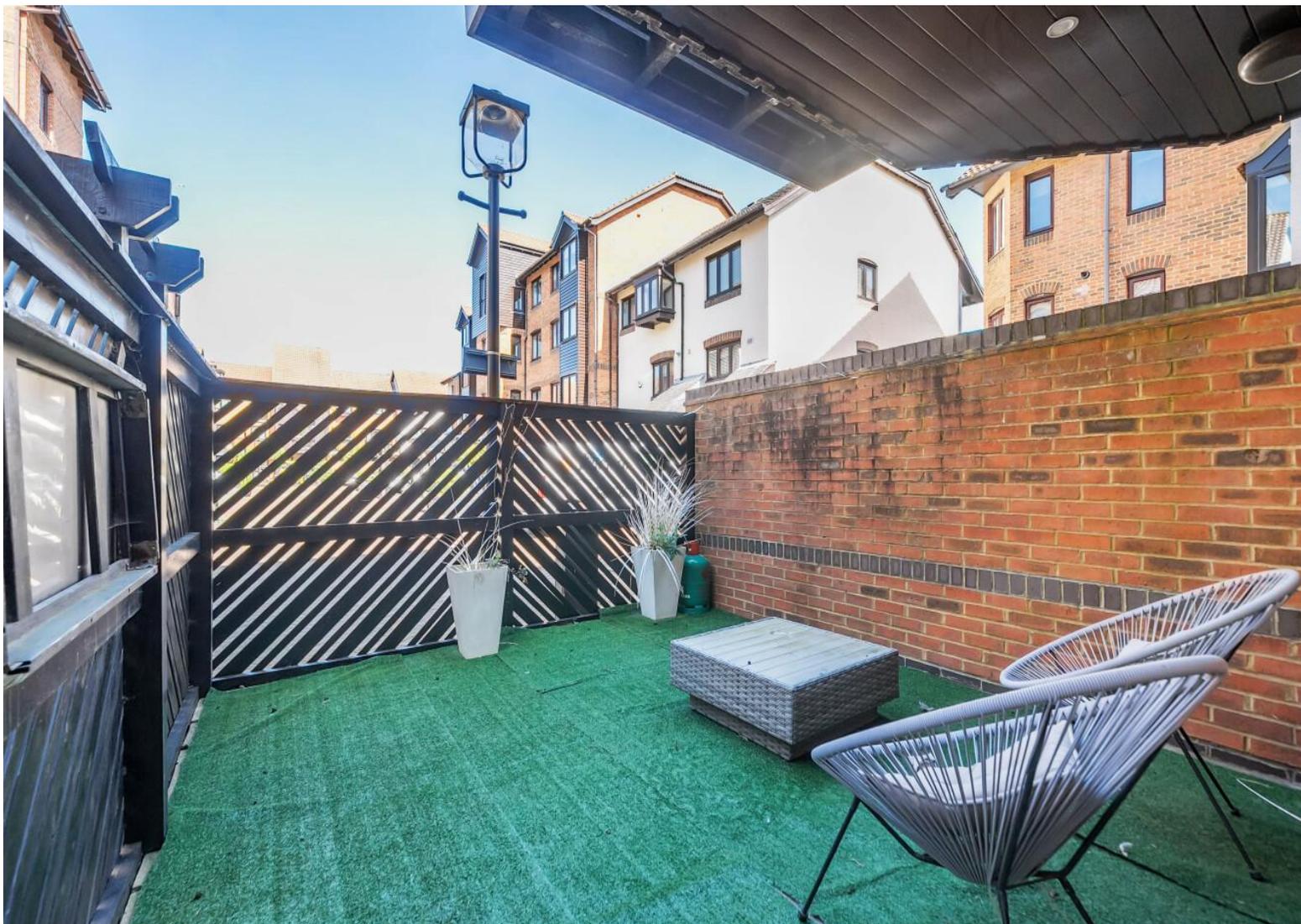
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

## SITUATION

Situated in the sought after area of Ocean Village Marina, the property enjoys convenient access to both the nearby Oxford street and the centre of Southampton with its abundance of facilities and amenities that include shops, restaurants, bars and cinemas. There is also easy access to the M27 and M3. Southampton Central and Southampton Parkway railway stations provide a fast and convenient route to both London Waterloo and the New Forest. The city parks are also found close by that provide excellent recreational space.



### **SPECIFICATION**

- Stylish Waterside Town House
- Well-Presented Throughout
- Three Generously Sized Bedrooms
- Two En-suites And Additional Shower Room
- Ground Floor Study Room
- Located Within Sought After Development of Moorhead Court
- Wonder Living Room with Juliet Balcony

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band F

### **ASKING PRICE £575,000**

### **TENURE**

Leasehold

Unexpired Years: 984

Annual Ground Rent: NA

Ground Rent Increase: NA

Ground Rent Review Period: Annually

Annual Service: £1,626

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.