



56 Velsheda Court

*Hythe, Southampton, SO45 6DW*

SPENCERS  
ROMSEY





# 56 VELSHEDA COURT

## HYTHE

*A prime five-bedroom waterfront residence with private mooring facilities situated in the exclusive Hythe Marina waterfront village, with views across and direct access to Southampton water.*

### **Ground Floor**

Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom, Garage/Utility Area

### **First Floor**

Landing Area, Principal Bedroom with En-Suite Bathroom, Three Additional Bedrooms, Family Shower Room

### **Second Floor**

Loft style Bedroom/Study, Expansive Storage Area

### **Outside**

Driveway Parking for Three Vehicles, Wrap Around Low Maintenance Garden Area, 10/15m Pontoon Mooring with Space for Additional Vessels Alongside

***Guide Price £1,050,000***



2



5



2





## The Property

A bright and practical entrance space sets the tone for the rest of this wonderful home, with easy access to both the lower and upper levels, as well as the internal garage and utility area.

The ground floor opens into a series of well-proportioned living spaces that work seamlessly for both everyday life and entertaining. The kitchen, fitted with a range of modern units and a Rangemaster style cooker sits neatly to the front, while the main living areas are positioned to take full advantage of the natural light and outlook. Double doors lead through to a generous sitting space, which in turn opens out to the garden and pontoon via French doors, creating a strong connection between inside and outside. A separate dining area enjoys multiple aspects and offers an ideal setting for family meals or hosting guests.

The first floor provides comfortable and flexible accommodation. The main bedroom benefits from plentiful built-in wardrobe storage, as well as en-suite facilities and enjoys a pleasant aspect and access to a private balcony overlooking the water. Further rooms to this level include three further double bedrooms and a beautiful, recently fitted family shower room.

Rising to the top floor, a recently converted, bright and expansive loft-style room offers an impressive additional, multi-purpose space filled with natural light and ideal for a variety of uses such as bedroom, studio, or hobby space. This level is further complemented by a substantial split-level storage area, ensuring excellent practicality without compromising on space.

Overall, the property offers a well-considered layout with light-filled rooms, a strong indoor-outdoor flow, and versatile accommodation arranged over three floors, making it a home that easily adapts to modern living.







# 56 Velsheda Court, Hythe Marina Village, Hythe, Southampton, SO45 6DW

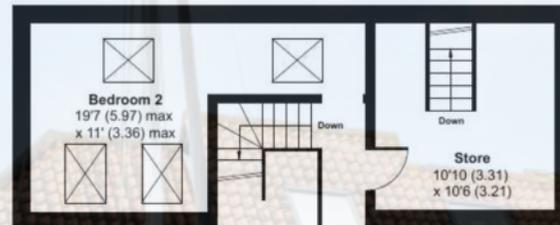
Approximate Area = 1803 sq ft / 167.5 sq m

Limited Use Area(s) = 3 sq ft / 0.2 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1991 sq ft / 184.8 sq m

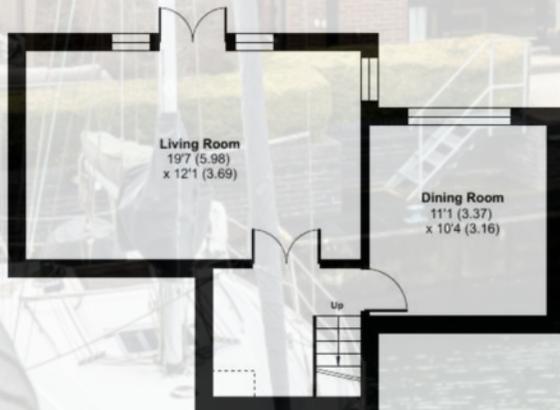
For identification only - Not to scale



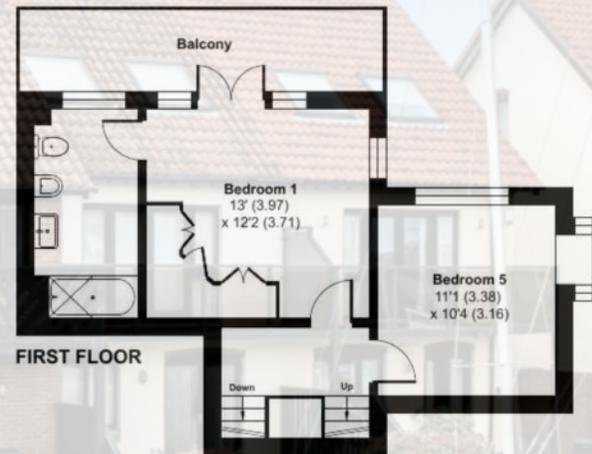
THIRD FLOOR



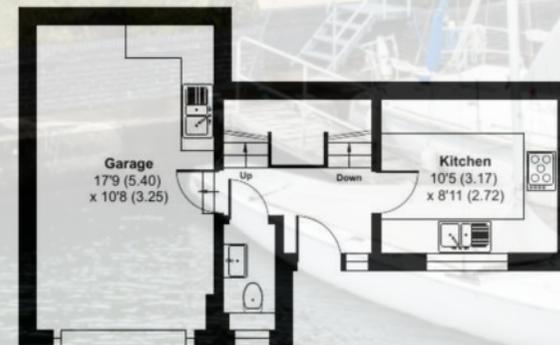
SECOND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Spencers of the New Forest Ltd. REF: 1421335



## Outside

To the front, the property enjoys the rare benefit of three private parking areas, thoughtfully arranged around an elegant, raised planting bed that creates an immediate sense of arrival and privacy.

The garden extends gracefully around the rear and side of the home, its orientation ensuring sunshine is captured throughout the day. Designed with low-maintenance living in mind, the space is predominantly paved and complemented by raised borders and discreet low brick boundary walls, creating a refined yet practical outdoor setting.

From the garden, steps descend to a private ten-metre mooring, a standout feature that offers direct waterside access, with additional space alongside to accommodate larger or multiple vessels, an exceptional amenity for those seeking a true waterfront lifestyle.

## The Situation

Hythe Marina Village stands as a landmark achievement in British waterfront living, being the UK's first purpose-built marina village and, to this day, still one of its finest and most distinguished.

Set gracefully along the western shore of Southampton Water, this exceptional destination blends a 206-berth marina with elegant waterside residences, an inviting collection of boutique shops, acclaimed restaurants and bars, and a refined boutique hotel, all arranged to create a truly self-contained coastal lifestyle.

The marina operates around the clock, offering assured access at all states of tide via its lock system, complemented by an on-site fuel berth and boatyard, providing both convenience and peace of mind for discerning berth holders and visitors alike.

Perfectly positioned, Hythe Marina Village offers effortless access to the charm of Hythe village, the cultural and commercial heartbeat of Southampton city centre, and the unspoilt beauty of the New Forest.





## Additional Information

Energy Performance Rating: C Current: 72 Potential: 82

Council Tax Band: G

Local Authority: New Forest

Tenure: Leasehold

Annual Service Charge: £4,889.04

Ground rent: £0

Management Charge: TBC

Lease: Expires in 2983

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Ultrafast speeds available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

## Property Video

Point your camera at the QR  
code below to view our



## Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

7 Market Place, Romsey, Hampshire, SO51 8NB  
T: 01794 331 433 E: [romsey@spencersproperty.co.uk](mailto:romsey@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)