



29 Velsheda Court

Hythe, Southampton, SO45 6DW

SPENCERS
ROMSEY





29 VELSHEDA COURT

HYTHE

A substantial four-bedroom detached home offering approaching 1,900sqft of well-proportioned living accommodation, occupying an enviable position within the sought-after Hythe Marina Village. The property is arguably positioned in one of the most desirable locations within the development, enjoying direct views across the marina and benefiting from two private moorings.

Ground Floor:

Entrance Hall, Kitchen, Dining Room, Sitting Room, Cloakroom, Double Garage

First Floor:

Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Bedroom Four/Study, Family Bathroom

Outside

Driveway Parking, Glazed Wraparound Balcony, Two Moorings, Outside Seating Area

Guide Price £1,200,000



2



4



2





The Property

The entrance hall creates an immediate sense of space and provides access to the ground floor accommodation. The kitchen is well equipped and fitted with a range of wall and base-mounted units, together with a selection of integrated appliances. The adjoining dining room sits alongside the kitchen and is connected by an internal doorway. The sitting room is an impressive, 20'5 x 13'11 and enjoys a particularly attractive outlook across the marina. Two sets of French doors provide direct access onto the glazed wraparound balcony, allowing the room to make the most of its waterfront setting and providing an excellent connection between the indoor and outdoor spaces. Completing the ground floor is a useful cloakroom and storage cupboard, both accessed from the entrance hall, together with the double garage which provides secure parking and considerable additional storage.

The staircase rises from the entrance hall to a spacious first-floor landing, from which the bedrooms and family bathroom are accessed. The principal bedroom is a generous room with an en-suite bathroom and Juliet balcony overlooking the marina. The outlook from this room is particularly impressive, providing an elevated view across the water and surrounding marina. Bedroom four is currently arranged as a study. Bedrooms two and three are positioned towards the end of the landing and are both served by the family bathroom. Bedroom two benefits from fitted storage, providing useful additional wardrobe space.



Property Video

Point your camera at the QR code below to view our







29 Velsheda Court, Hythe Marina Village, Hythe, Southampton, SO45 6DW

Approximate Area = 1842 sq ft / 171.1 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

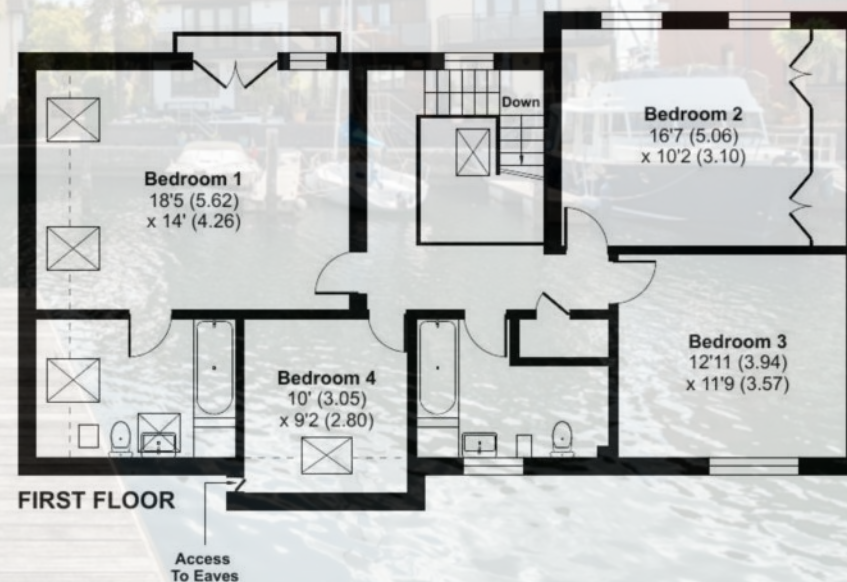
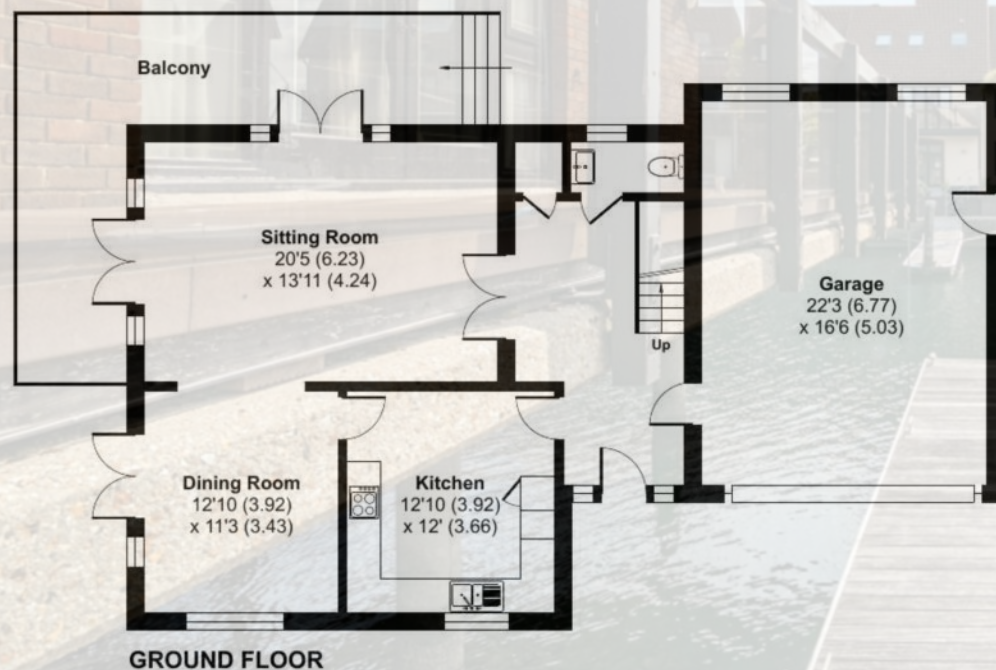
Garage = 367 sq ft / 34 sq m

Total = 2272 sq ft / 210.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Spencers of the New Forest Ltd. REF: 1509075



Outside

The outside space is a particularly significant feature, with the house enjoying a combination of private outdoor space and two moorings. A driveway to the front provides parking for two vehicles, in addition to the double garage. The first mooring is located immediately alongside the front of the house, adjacent to the entrance, providing convenient access from the property to the water. Side access leads around to the rear of the property, where the extensive wrap-around glazed balcony provides an excellent area for outdoor seating, dining and enjoying the marina outlook. There is ample room for a table and chairs, while steps descend from the decking directly to the property's second mooring.

The Situation

Hythe Marina Village occupies an attractive waterfront position on the western shore of Southampton Water, within easy walking distance of Hythe village centre and its range of shops, cafés, restaurants and everyday amenities.

The marina provides a distinctive waterside setting, with Hythe Pier offering a regular passenger ferry service across Southampton Water to Southampton city centre. The M27 is also readily accessible, providing connections towards Winchester, Bournemouth and the wider motorway network.

The surrounding area offers excellent opportunities for walking, cycling and sailing, with the New Forest National Park and Solent coastline both within easy reach. The combination of waterfront living, local amenities and convenient access to Southampton makes Hythe Marina Village a particularly desirable residential location.







Additional Information

Energy Performance Rating: D Current: 65 Potential: 73

Council Tax Band: G

Local Authority: New Forest

Tenure: Leasehold

Annual Service Charge: The seller's solicitors have been unable to confirm the current service charge and any applicable review provisions at the time of marketing. Prospective purchasers should satisfy themselves as to these matters as part of their legal due diligence.

Ground rent: Peppercorn if demanded

Lease length: Approx. 956 Years remaining

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

Directions

From Spencers Estate Agent Romsey, proceed onto the B3398 and follow signs towards the A27/A3090. Continue on the A3090 before taking the A326 towards Hythe. Follow the A326 into Hythe and continue onto West Street, following signs for Hythe Marina Village. Take Endeavour Way into Hythe Marina Village, then follow the road towards Astra Court, where the property can be found.

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:

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