



27 White Heather Court Hythe Marina Village, SO45 6DT
Asking Price Of £735,000

- Four Storey Marina Home with 10m Mooring and Driveway Parking
- Four Double Bedrooms – Three En-Suite plus Additional Bathroom
- Ground Floor Living Room on to South Facing Patio and Mooring
- First Floor Kitchen, Dining Room and Home Office





HYTHE MARINA VILLAGE

Built in 1985, the 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/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 historic Hythe Ferry, accessible from the pier, gives alternative travel to Southampton for further shopping.



DRIVEWAY PARKING

Driveway parking in front of the 'garage'. Shared side walkway to the rear gardens and moorings.

RECEPTION HALLWAY

uPVC double glazed front door. Radiator. Stairs to first floor landing with door to under stairs storage cupboard. Doors to living room and utility room.

LIVING ROOM

15' 7" x 14' 0" (4.75m x 4.27m)

Double glazed French doors with matching side panel windows to the patio and enjoying the marina view. Two radiators. Feature fireplace with living flame effect gas fire. Wood design flooring. Skimmed ceiling.



UTILITY ROOM

10' 9" x 6' 6" (3.28m x 1.98m)

Comprising two work surfaces with cupboards and drawers. Inset single drainer sink unit. Spaces for washing machine and tumble dryer. Tiled flooring. Door to storage room.

GARAGE and Storage

11' 0" x 10' 9" (3.35m x 3.28m)

Electric remote controlled garage door. Power and lighting.



PATIO GARDEN

The rear garden enjoys a pleasant aspect over the water and the 'bund'. It has attractive paving and is enclosed by wrought iron railings and low level privet hedge. Matching gate to the mooring. Outside water tap, power supply and lighting.

FIRST FLOOR LANDING

Stairs to all floors. Doors to dining / day room, double ensuite bedroom, bathroom and home office.

DINING / DAY ROOM

14' 0" x 10' 8" (4.27m x 3.25m)

Double glazed French doors with matching side panel window on to the balcony. Amtico wood design flooring. Radiator. Opening to:

BALCONY

15' 0" x 5' 0" (4.57m x 1.52m)

Glass screening and timber decked flooring. Wall light point.





KITCHEN

12' 0" x 6' 9" (3.66m x 2.06m)

Rear aspect double glazed window enjoying marina and the 'bund' views. Attractive modern kitchen comprising granite design work tops with inset stainless steel bowl and a half sink and drainer unit with chrome mixer tap and cupboard under. Further comprehensive range of wall and base level cupboard and drawer units with glass fronted display cabinet. Integrated Miele appliances include a dishwasher, eye level double oven, microwave and induction hob with cooker hood over. Tiled flooring.



DOUBLE BEDROOM

14' 9" x 10' 9" (4.5m x 3.28m)

Two front aspect uPVC Velux double glazed windows. Radiator. Built in twin door wardrobe. Door to:

EN-SUITE SHOWER ROOM

Three piece refitted white suite comprising a tiled shower enclosure with Mira electric shower, wash hand basin with chrome mixer tap and push button flush wc. Shaver point, extractor fan and chrome heated towel rail. Tiled walls and flooring.

HOME OFFICE

10' 4" x 6' 9" (3.15m x 2.06m)

Front aspect double glazed window. Radiator.



BATHROOM

Three piece refitted white suite comprising a P shaped shower bath with chrome mixer tap and shower attachment, vanity unit with wash hand basin with chrome mixer tap and concealed cistern push button flush wc. Shaver point, extractor fan and heated towel rail. Illuminated bathroom mirror. Tiled walls and flooring.

SECOND FLOOR LANDING

Stairs to all floors. Doors to walk in airing cupboard and both bedrooms.



MASTER BEDROOM

14' 0" x 11' 8" (4.27m x 3.56m)

Rear aspect double glazed window enjoying marina and 'bund' views. Radiator. Opening to:

DRESSING ROOM

Fitted multi door wardrobes. Door to:



EN-SUITE BATHROOM

Four piece refitted white suite comprising a panel enclosed bath with chrome mixer tap, tiled shower enclosure with chrome shower fittings, wash hand basin with chrome mixer tap and concealed cistern push button flush wc. Shaver point, extractor fan and heated towel rail. Illuminated bathroom mirror. Tiled walls and flooring.

DOUBLE BEDROOM

10' 8" x 10' 5" (3.25m x 3.18m)

Front aspect double glazed window. Radiator. Door to:



EN-SUITE BATHROOM

Three piece refitted white suite comprising a P shaped shower bath with chrome mixer tap and shower attachment, vanity unit with wash hand basin with chrome mixer tap and push button flush wc. Shaver point, extractor fan and heated towel rail. Illuminated bathroom mirror. Tiled walls and flooring.

TOP FLOOR LANDING

Door to:

DOUBLE BEDROOM / CRAFT ROOM

14' 0" x 10' 0" (4.27m x 3.05m)

Dual aspect flexible use room with three double glazed Velux windows. recessed down lights. Doors to eaves storage spaces.

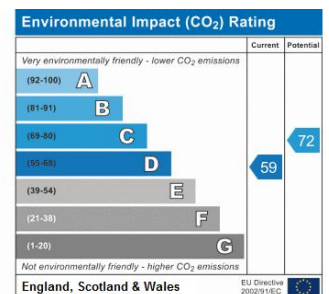
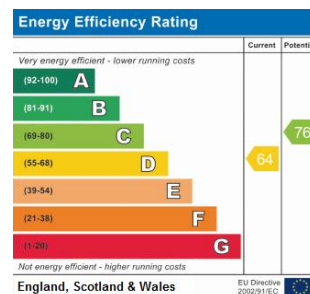


10M MOORING AND PONTOON

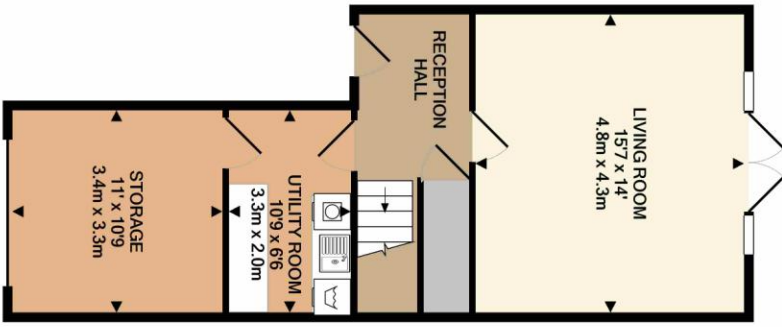
Step on to your boat at this 10m mooring with shared pontoon (with next door).

ADDITIONAL INFORMATION

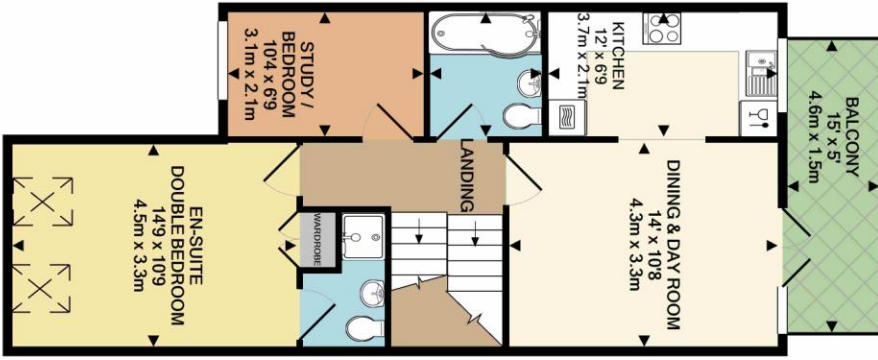
NFDC Council Tax Band is G. The MDL service charge is paid in two instalments of £1,112.50. The service charge covers the 24 hour manned lock and all the gardening on the bund and communal areas.



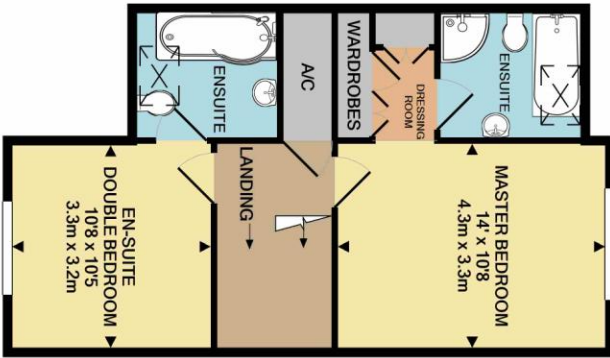
Address:
27 White Heather Court, Hythe Marina



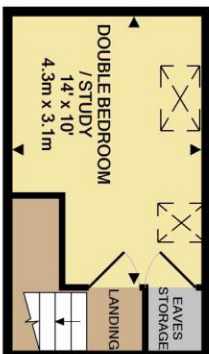
GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(46.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 176 SQ.FT.
(16.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1763 SQ.FT. (163.8 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 condition is given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

