



## 12 White Heather Court

Hythe Marina Village, Southampton, SO45 6DT

- Three Storey Marina Home Enjoying Direct Southampton Water Views
- Show Home Presentation with Three Double Bedrooms and Three Bathrooms
- 10m Mooring, Driveway Parking and Garage
- Modern First Floor Kitchen, Lounge with Balcony and Large Dining Room

**Asking Price**

**£795,000**

EPC Rating 'TBC'







## Property Description

### HYTHE MARINA VILLAGE

White Heather Court is a set within the marina complex giving a certain uniqueness to the houses nestling on it. A short walk will bring you to the facilities on the Marina, two local restaurants and Hythe with its boutique shops and restaurants, plus access to one of the oldest pier trains in the world that leads you to the Hythe Ferry for access to Southampton. A short drive will take you to the New Forest and local beaches, plus a range of supermarkets and sporting facilities. Also access to the M27 leading to the M3.

### **THE PROPERTY**

An internal viewing is essential to appreciate the presentation, size and layout of this lovely Marina home not to mention the stunning direct views over Southampton Water, Hythe Pier and the Marina Lock. Flexible layout with the 20' living room on to balcony, 18' dining room and refitted modern kitchen all on the first floor. On the ground floor there is a double bedroom / home office onto the patio with a refitted shower room and door to the garage.

On the top floor there is the master bedroom with refitted en-suite bath and shower room plus guest double bedroom also with refitted en-suite shower room. Well presented home. 10m mooring with shared pontoon.





### **GARAGE AND DRIVEWAY**

18' 3" x 10' 9" (5.56m x 3.28m) Remote control electric up and over door. Power and lighting. Wall mounted British Gas boiler. Utility area with stainless steel single drainer sink unit with chrome mixer tap and cupboard under. Spaces for washing machine and tumble dryer.

### **ARCHWAY AND ALLEY WAY**

The decorative archway leads to the front door and to the side passageway that leads to the gate to the rear patio providing access to the mooring. Outside light.

### **RECEPTION HALLWAY**

Double glazed front door. Stairs to upper floors with glass and chrome balustrade. Doors to garage, under stairs storage cupboard, cloaks cupboard, shower room and the family room / home office.

### **DOUBLE BEDROOM / HOME OFFICE**

15' 8" x 9' 0" (4.78m x 2.74m) Two sets of double glazed French doors onto the patio. Enjoys marina and Southampton Water views. Fitted home office furniture including desk, cupboards and drawers. Two radiators. TV and telephone points.

### **SHOWER ROOM**

8' 5" x 5' 0" (2.57m x 1.52m) Refitted three piece white suite comprising a tiled shower cubicle with chrome shower fittings, push button flush wc and vanity unit wash hand basin basin with chrome mixer tap and cupboard under and illuminated mirror. Heated towel rail. Tiled walls and flooring. Recessed down lights and extractor fan.

### **PATIO AND MOORING**

The house benefits from a good size paved patio with wrought iron railings and matching gate providing access down onto the mooring and pontoon. There is power, lighting and water supply. Gated access to the side passageway.

### **FIRST FLOOR LANDING**

Stairs leading to the top floor with glass and chrome balustrade. Doors to living room and dining room.

### **LIVING ROOM**

19' 9" x 14' 7" (6.02m x 4.44m) Enjoy glorious direct views over Southampton Water. Double glazed French doors with matching side panel windows onto the balcony. Two radiators. TV point.



### **BALCONY**

21' 0" x 5' 0" (6.4m x 1.52m) Relax and enjoy the glorious direct views over Southampton Water, Hythe Pier and the marina screened by the toughened glass. Timber deck flooring and two lights.

### **DINING ROOM**

18' 4" x 10' 8" (5.59m x 3.25m) Two front aspect double glazed Velux Windows. Two radiators. Opening to:

### **KITCHEN**

14' 7" x 8' 8" (4.44m x 2.64m) Front aspect double glazed window. Attractive refitted stylish kitchen comprising stainless steel single drainer bowl and a half sink unit with chrome mixer tap and cupboard under with water softener. Further comprehensive range of wall and base level, soft closing, cupboard and drawer units with work tops and matching upstands. Glass fronted display cabinets, pull out larder unit, wine rack and magic corner cupboard. Integral appliances include a Stoves range style cooker with induction hob and multi ovens with cooker hood over, dishwasher and fridge freezer. Space saving designer radiator. Recessed down lights.

### **TOP FLOOR LANDING**

Double glazed Velux window. Doors to master bedroom, guest bedroom and airing cupboard.

### **MASTER BEDROOM**

14' 8" x 13' 0" (4.47m x 3.96m) Double glazed window enjoying the views over Southampton Water, Hythe Pier and the marina. Radiator. TV point. Door to:

### **EN-SUITE BATH AND SHOWER**

17' 7" x 6' 0" (5.36m x 1.83m) Double glazed Velux window. Refitted stylish four piece white suite comprising walk in tiled and glass double shower enclosure with Aqualisa shower fittings, double ended bath with chrome mixer tap and hand held shower attachment, push button flush wc and vanity unit with inset wash hand basin, chrome fittings, cupboard and drawers under. Tile effect flooring and tiled walls. Extractor fan, recessed downlights. Two heated towel rails.

### **GUEST DOUBLE BEDROOM**

11' 0" x 10' 8" (3.35m x 3.25m) Front aspect double glazed window. Radiator. Door to:







### **EN-SUITE SHOWER ROOM**

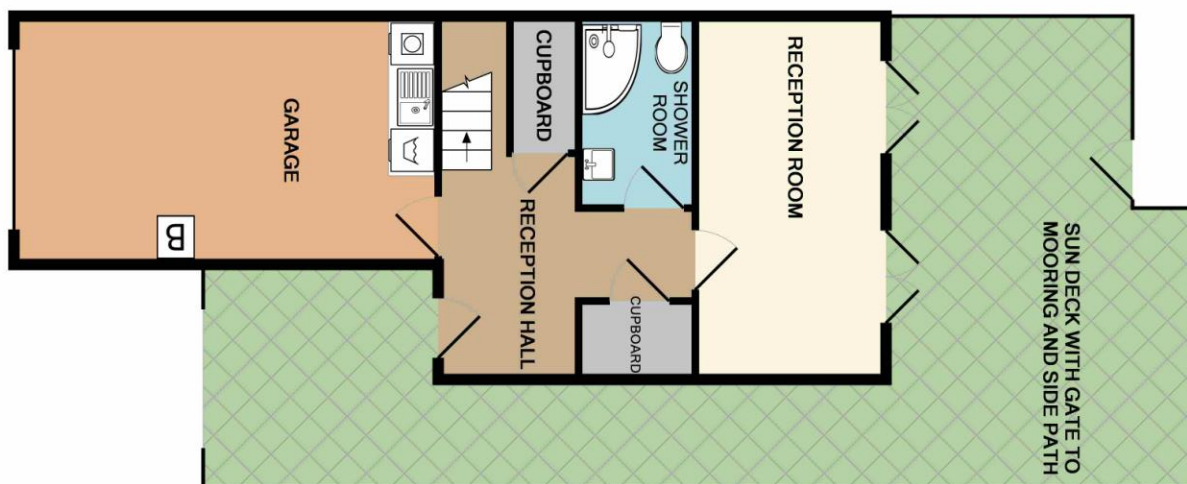
8' 7" x 7' 0" (2.62m x 2.13m) Double glazed Velux window. Refitted stylish three piece white suite comprising walk in tiled and glass double shower enclosure with Aqualisa shower fittings, push button flush wc and vanity unit with wash hand basin, chrome fitting and drawer under. Tiled flooring walls. Extractor fan and recessed downlights. Heated towel rail.

### **ADDITIONAL INFORMATION**

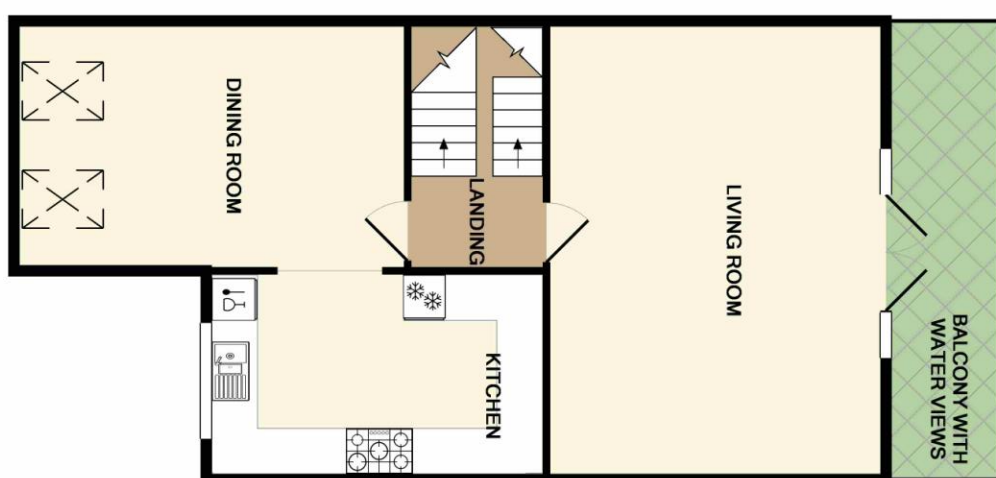
Council Tax Band G. MDL service charge is circa £2,200 (to be confirmed)



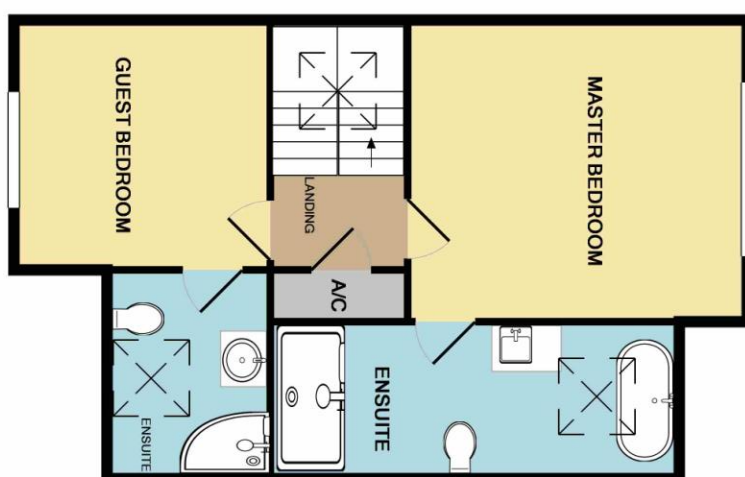
GROUND FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 666 SQ.FT.  
(61.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 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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