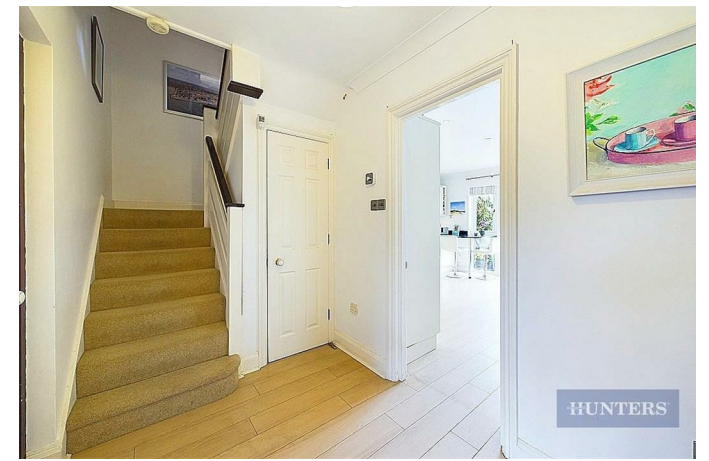




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

White Heather Court, Hythe, Southampton | £845,000  
Call us today on 02380 987720



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

This beautiful marina home is in excellent decorative order throughout. All rooms are light and airy, and have been tastefully decorated to suit any lifestyle. It benefits from UPVC double glazing and has gas central heating. With wonderful views of Hythe marina and beyond to Southampton water, and with it's own private 10m mooring this house has a lot to offer. With 4 bedrooms, and 3 bathrooms, 2 of which are en-suite, this would make an ideal family home, or a great place to welcome guests. The bespoke high spec kitchen dining room opening onto a sundeck patio, and a living room with patio doors leading to a Juliet balcony, both with great views, make this house perfect for entertaining, or simply as a great place to relax. The living room has a gas fire with a low level flame which gives off lots of warmth in the winter.

Hythe Marina Village is on the Western Shores of Southampton Water. This development has a 206 berth marina, Hotel, Gym and a choice of restaurants, the pretty Hythe high st is just 0.3mi away and has Saturday and Tuesday markets. Hythe Marina offers an active social calendar with monthly boating to restaurants around the Solent, Raft races for charity, Christmas lunches, and this year D Day celebrations.

Hythe Village is just a short walk away. You can catch the bus or use Hythe's famous Victorian Pier Train to the Hythe Ferry to take you across the water to Southampton. The New Forest National Park, which provides acres and acres of countryside for walkers and cyclists, is on your door step. Local beaches at Lepe and Calshot are only a short drive away. There are good transport links with the M27, railway lines, (Southampton Central to London Waterloo) and Southampton Airport all easily accessible.

Material Information - Southampton

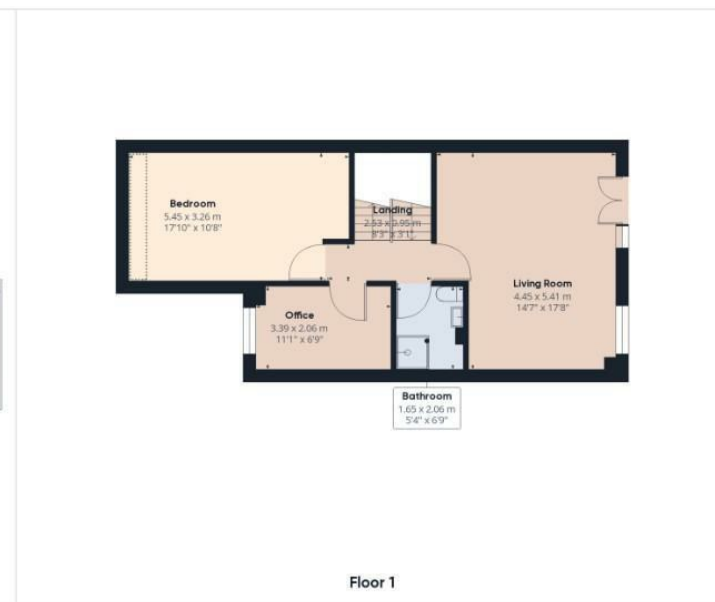
Tenure Type; Leasehold

Leasehold Years remaining on lease; 967

approximately

Leasehold Annual Service Charge Amount £3900

Council Tax Banding; G



**HUNTERS**

**Approximate total area<sup>(1)</sup>**

145.32 m<sup>2</sup>  
1564.22 ft<sup>2</sup>

**Reduced headroom**

3.86 m<sup>2</sup>  
41.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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