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# White Heather Court, Hythe, Southampton

Guide Price £750,000



\*10m mooring in Hythe Marina\*

Nestled in a prime waterfront location, this exceptional South facing four-storey townhouse offers a modern and sophisticated lifestyle, perfect for those seeking a unique blend of luxury, convenience and relaxed marina lifestyle. This stylish four-bedroom marina home with stunning uninterrupted views, comes with direct access to a generous 10-metre mooring making it a standout choice for waterside living. Residents also have a piece of mind with the marina's comprehensive security measures, including CCTV coverage and manned security for the residential area.

This stylish marina townhouse offers a thoughtfully designed layout across multiple levels, blending modern finishes with stunning waterfront views.

On the ground floor, the welcoming hallway provides access to the lounge and garage/utility room. The spacious living room with a fire-place enjoys direct marina views through large French doors out onto the terrace perfect for entertaining. The rear patio garden is also ideal for enjoying the marina lifestyle, featuring attractive paving, wrought iron railings, convenient outdoor power, lighting, a water tap and a private gate to your mooring. The utility room provides access to the storage garage with an electric door, power, lighting, and within the utility area there are work surfaces, base units and space for appliances.

The first floor offers a perfect blend of functionality and style, with the open lounge/ diner providing a bright and inviting space, opening onto a private balcony through French doors it seamlessly connects to the adjoining kitchen. The kitchen features sleek granite-effect worktops, ample storage in wall and base units, and integrated Miele appliances, including a dishwasher, double oven, and induction hob. Step out onto the balcony finished with timber decking and glass screening to enjoy a tranquil space for relaxation or alfresco dining while watching marina life leisurely drift by.

The second floor of this townhouse features two spacious double bedrooms each with its own en-suite bathroom. The master bedroom offers breathtaking marina views and includes a fitted dressing room with ample wardrobe space. The second double bedroom is equally well-appointed, with a front-facing window. The top floor of this charming home boasts a versatile double bedroom with dual aspect and three Velux windows, recessed lighting, and convenient eaves storage, making it adaptable to suit your needs. Offering the ideal blend of comfort, style, space and above all stunning views, this beautifully designed townhouse is perfect for those seeking a relaxed marina lifestyle.

The Marina has a friendly community with regular local events and clubs to get involved in. Living here isn't just about owning a home but enjoying a lifestyle that combines waterside living with convenient amenities nearby. The development includes a 206-berth marina, waterside homes, a bar, restaurant, and a boutique hotel, offering a pleasant place to live and relax.

The market town of Hythe is within walking distance, offering useful amenities such as Waitrose, LIDL, Costa Coffee, a selection of restaurants, cafés, and a weekly market. The New Forest National Park and nearby beaches at Lepe and Calshot are only a short drive away, providing plenty of opportunities for outdoor activities. Transport links are convenient, with the M27, Southampton Central railway station (with connections to London Waterloo), and Southampton Airport all within easy reach. The historic Hythe Ferry also provides a scenic route across the water to Southampton, offering additional shopping and leisure options.

## AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £48inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 962 years remaining approx.

Leasehold Annual Service Charge Amount £2,600 Approx P.A

Reserve Fund £2,400 Approx P.A

Leasehold Ground Rent Amount - Peppercorn

Council Tax Banding; G







# 10m mooring

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## KEY FEATURES

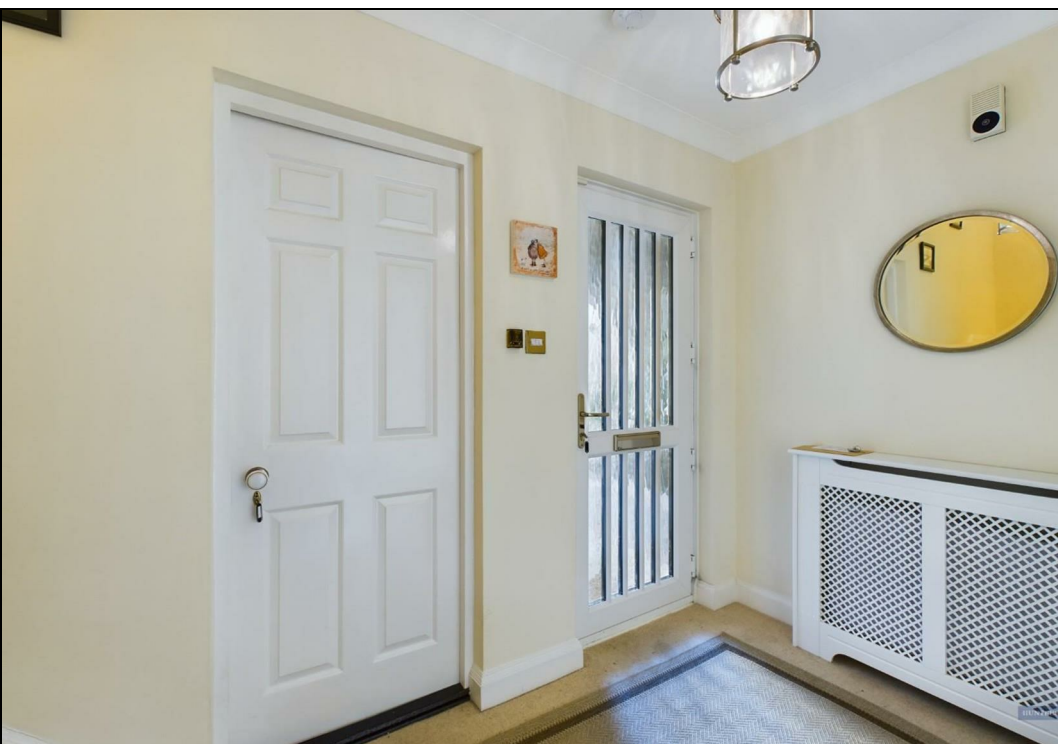
- 10 Metre Mooring
- Modern South-Facing Town House
  - Patio/ Terrace and Balcony
  - Overlooking the Marina
- Four Bedrooms and Home Office
  - Three En-suite Bedrooms
  - Garage
  - No Onward Chain
- Within 0.6 Miles of Hythe Village
- Within 2.2 Miles of Dibden Golf Centre













Approximate total area<sup>(1)</sup>148.07 m<sup>2</sup>1593.8 ft<sup>2</sup>

### Balconies and terraces

31.95 m<sup>2</sup>343.9 ft<sup>2</sup>

Reduced headroom

9.57 m<sup>2</sup>

102.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

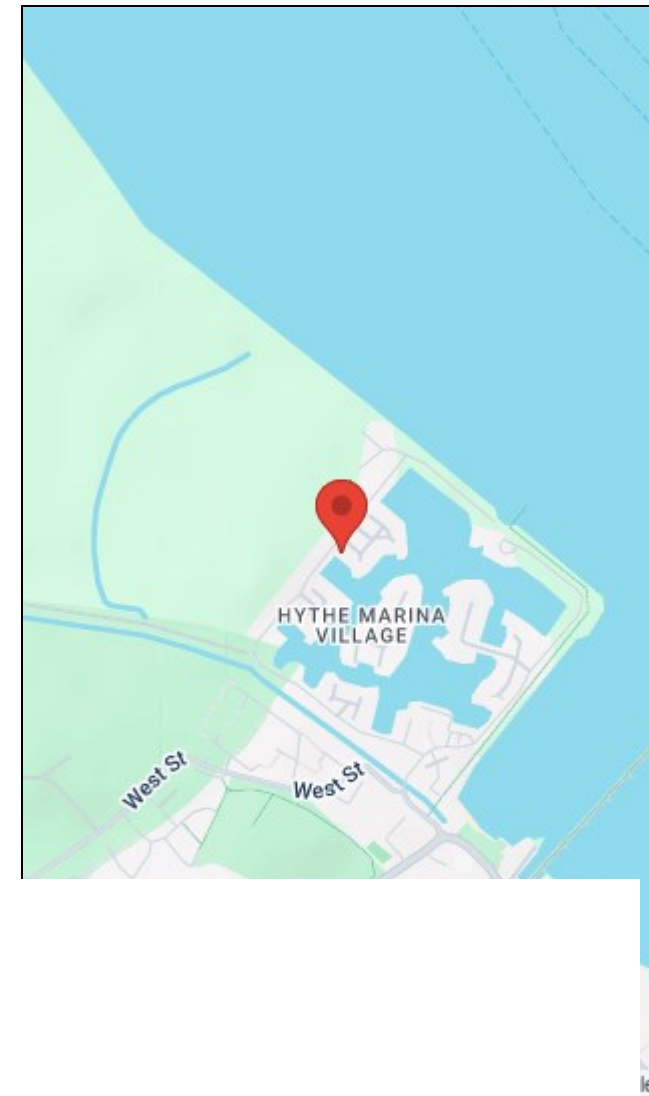
Reduced headroom



..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	64	76	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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