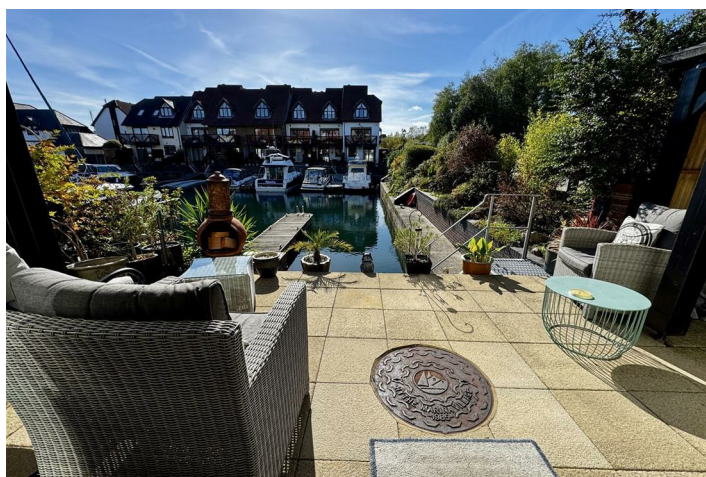




28 White Heather Court Hythe Marina Village, SO45 6DT

- FULL FLOOR MASTER SUITE
- NO ONWARD CHAIN
- SOUTH-FACING BALCONY & GARDEN
- RENOVATED TO IMPECCABLE STANDARD
- BATHROOM, EN-SUITE & WC
- PRIVATE 10M MOORING
- EXTENSIVELY UPGRADED LOFT
- GARAGE & DRIVEWAY FOR UP TO THREE
- SHORT WALK TO HYTHE VILLAGE CENTRE
- WATERSIDE VIEWS

£625,000 Leasehold (999 Years)





Kitchen

13'9" x 13'9"

A bright, spacious kitchen featuring Corian counter-tops and island, underfloor heating, a dedicated dining area, and double-glazed doors opening onto the patio.

Garage

18'9" x 10'7"

The garage has been significantly improved, featuring a new resin floor, insulated electric garage door, an additional fridge freezer, and dedicated space for laundry appliances. There is also excellent potential for the garage to provide useful additional storage and workspace.

WC

The ground floor WC includes a toilet and wash basin.

Living Room

17'2" x 13'9"

A welcoming first-floor full-width living room with balcony and views over the Marina and surrounding countryside.



Main Bedroom

16'7" x 14'8"

A spacious and impressive main bedroom occupying the entire second floor, with Velux windows flooding the room with natural light. The bedroom benefits from built-in wardrobes and a generous en-suite.



En-Suite

9'5" x 7'10"

The en-suite features both a bath and separate shower, creating a comfortable and private retreat.

Bedroom Two

13'7" x 10'8"

A comfortable second bedroom with ample space for a double bed, conveniently positioned close to the bathroom for easy access, also found on the first floor.



Bathroom

7'0" x 6'0"

A well-appointed first-floor bathroom featuring a modern shower, WC, and wash basin.

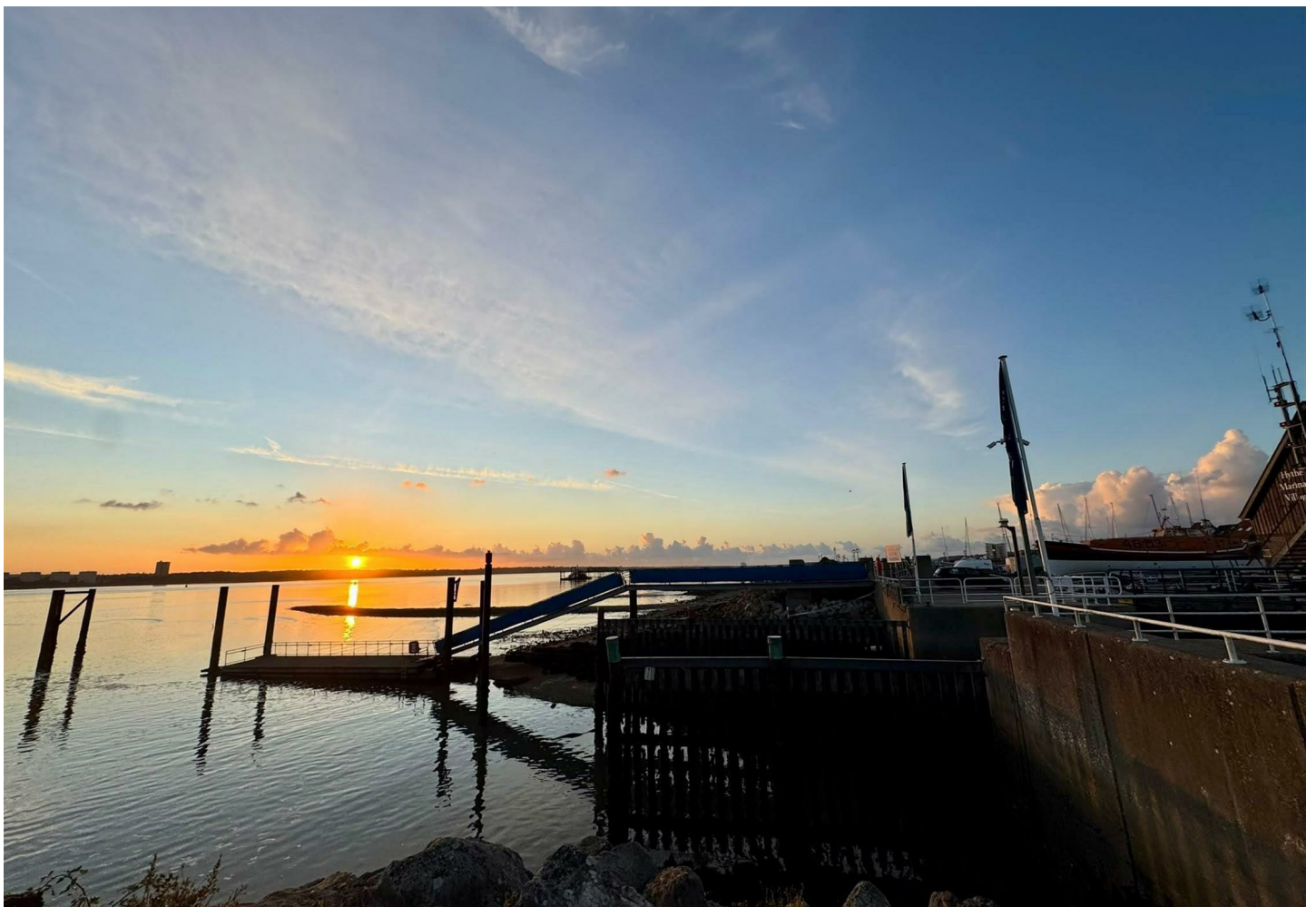
A beautifully presented 154 sq metre two-bedroom home, originally designed as a three-bedroom property and offering the flexibility to be easily reinstated, occupying one of the most desirable waterside locations in the UK.

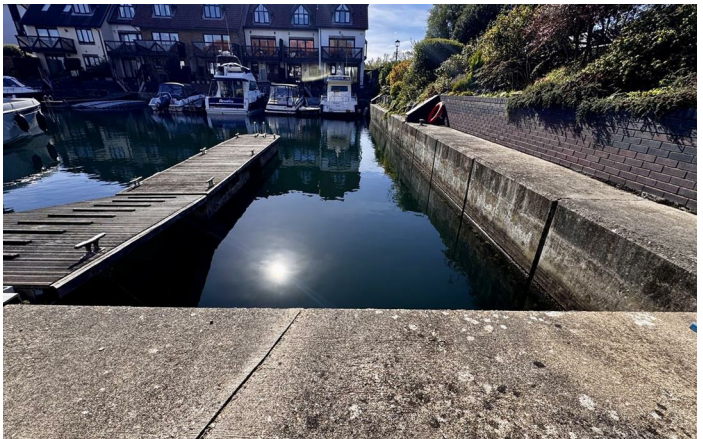
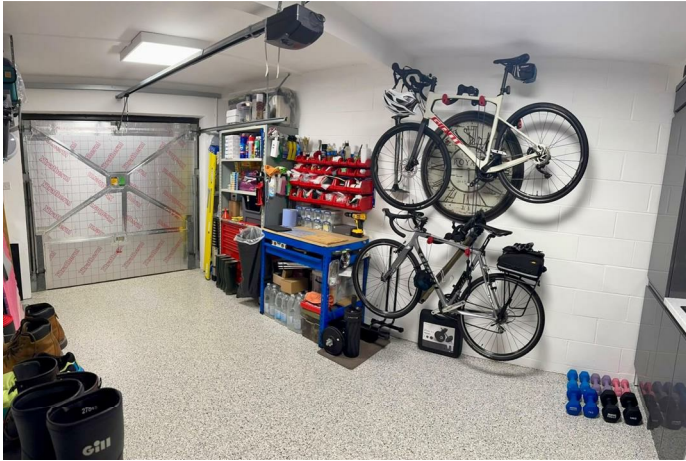
One of the property's most exceptional features is its private mooring, located directly behind the house and offering exclusive access to the water with no shared water space. Situated within the sought-after private community of Hythe Marina Village, the property benefits from security personnel and CCTV, while within easy walking distance of local amenities, including shops, bars, and restaurants. Despite its convenient setting, the home enjoys a wonderfully peaceful and secluded atmosphere.

The property has been extensively upgraded by the current owners, thoughtfully combining modern convenience with high-quality, practical features throughout. The ground floor benefits from electric underfloor heating, while the entire house has been recently rewired with new lighting and comprehensive electrical upgrades. A CAT 6 local area network has also been installed throughout all floors, making the property particularly well suited to modern home working and connected living.

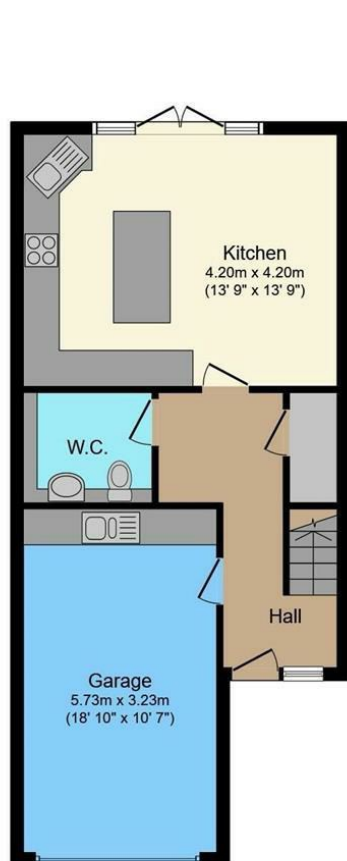
All internal doors have been replaced with new fire doors, providing an enhanced level of safety and peace of mind. The first and top floors feature commercial-grade Karndean flooring, providing an attractive, durable, and hard-wearing finish ideally suited to family living.



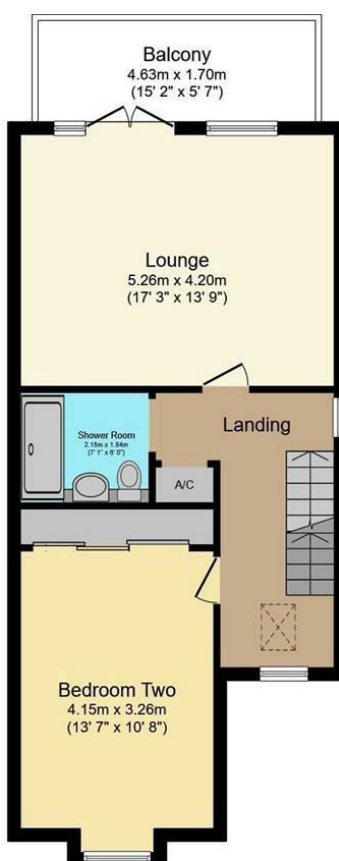




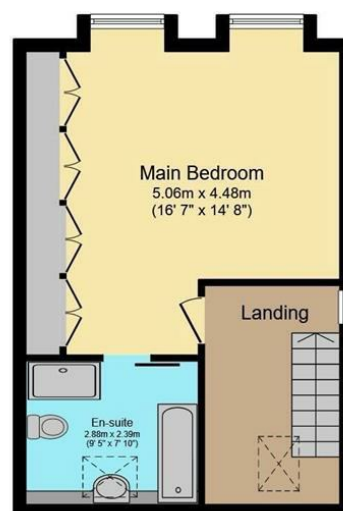
Local Authority **NFDC**
Council Tax Band **G**
EPC Rating **D**



Ground Floor



First Floor



Second Floor

Total floor area 152.8 sq.m. (1,645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.