



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**APARTMENT 8, HAVERFIELD PARK  
CANNONGATE ROAD, HYTHE**

**£875,000 Leasehold**

**To include a share of the Freehold**

Part of an exclusive development, this stunning penthouse apartment offers bright and spacious accommodation totalling approx. 1469 sq ft with a large open plan kitchen/dining/living space opening to a 455 sq ft roof terrace enjoying panoramic sea views, utility room, 3 bedrooms (1 en-suite), 2 covered parking spaces. EPC B.



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# **Penthouse Apartment 8, Haverfield Park Cannongate Road, Hythe CT21 5FG**

**Entrance Hall, Kitchen/Dining/Living space, Utility Room, Principal Bedroom with En-Suite Bathroom, Two Further Double Bedrooms, Bathroom Private Roof Terrace, Two Allocated Covered Parking Spaces**

## **DESCRIPTION**

Haverfield Park is a unique development of three traditional houses and eight modern apartments, all enjoying an elevated position on Hythe's picturesque lower hillside from where they enjoy breathtaking views over the town and of the sea.

The Penthouse, served by a lift, provides bright and spacious accommodation designed to complement a modern lifestyle. This comprises an entrance hall with ample storage, a large open plan living space incorporating a high specification kitchen and with bi-folding doors flooding the space with light and uniting it with its 455 sq ft roof terrace from where wonderful sea views can be enjoyed, three double bedrooms, the principal with en-suite bathroom, a guest bathroom and a utility room. Two allocated, covered parking spaces.

The scheme, built in 2019, has been beautifully conceived by award winning Keith Barker Design who have brought an imaginative concept to life with the apartments designed to complement this particularly special setting. A green sedum roof helps the apartments blend into the landscape and the imaginative use of circular balconies creates a striking aesthetic as the building cascades down the hillside. The apartment has been lavished with the use of high-end materials, a Hacker designed kitchen manufactured in Germany and generous glazing flooding the interior with light. The finish is to a superb specification with meticulous attention to detail throughout.

## **SITUATION**

Set in an exclusive location on Hythe's picturesque lower hillside, Haverfield Park is well situated to take advantage of all the wonderful facilities Hythe enjoys. The wonderful wide promenade and long stretches of safe beaches overlooking the English Channel is within walking distance as is the historic Royal Military Canal and bustling High Street offering a variety of individual shops, boutiques, cafes and restaurants. The town is also well served by four supermarkets including a Waitrose. There are many first class recreational facilities within the vicinity including golf courses, tennis, bowls, squash and cricket clubs together with The Hythe Imperial Hotel with spa, swimming pool and gym.

Communications are excellent with the Channel Tunnel Terminal being within a short drive and providing fast links to the continent, Folkestone West mainline railway station (around 5 miles distant) where the High Speed Link to London, St Pancras can be boarded (journey times of around 53 minutes) and Junction 11 of the M20 within around 3 miles. There are also bus stops nearby offering frequent services to the surrounding areas.

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The accommodation comprises:

### **COMMUNAL HALLWAY**

Camera entry phone system, lift and stairs rising to 1st floor, door to:

### **ENTRANCE HALL**

Engineered oak flooring with underfloor heating, deep storage cupboard concealed by contemporary sliding mirrored doors, glazed double doors to:

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

A generous space with engineered oak flooring throughout with underfloor heating and incorporating a smartly fitted kitchen area in a sleek contemporary style with a range of base cupboard and drawer units incorporating deep pan drawers, integrated wine fridge and integrated Neff dishwasher, square edged quartz worktops under mounted with deep one and half bowl sink with grooved drainer to side and mixer tap and inset with Miele induction hob with quartz up-stand and Neff extractor hood above, glass splashbacks, further bank of units incorporating full height integrated fridge and eyelevel Miele double oven and combi microwave oven, coordinating island unit comprising deep pan drawers and incorporating integrated freezer with quartz worktop and elevated marble effect worktop, coordinating wall cupboards with concealed lighting beneath, full wall of bi-folding doors facing due south, opening to and uniting the space with a generous decked terrace from where expansive sea views and around the bay to Dungeness can be enjoyed, further sliding double glazed patio doors to side.

### **ROOF TERRACE**

The roof terrace is unusually generous in size. It is decked with inset lighting, is encompassed by a low rendered wall which is topped with a chromed balustrade affording a great deal of privacy and provides the perfect environment in which to relax or entertain alfresco and the ideal vantage point from which to enjoy the spectacular views.

### **BEDROOM ONE**

Range of fitted wardrobe cupboards concealed by contemporary sliding mirrored doors, double glazed window to side enjoying sea views, high-level double glazed window to rear, underfloor heating, door to:

### **EN-SUITE BATHROOM**

Well fitted with a contemporary suite comprising panelled bath with water spout, twin sized walk-in shower enclosure with rain head shower and separate handheld attachment, wall hung WC with concealed cistern, wall hung wash basin with mixer tap and vanity drawer below, tiled floor with underfloor heating, tiled walls, mirrored recess above sink, recessed lighting, extractor fan, high-level opaque double glazed window to rear, heated ladder rack towel rail.

### **BEDROOM TWO**

Double glazed window to side from where sea views can be enjoyed, underfloor heating.

### **BEDROOM THREE**

Engineered oak flooring with underfloor heating, double glazed window to side from where sea views can be enjoyed.

### **BATHROOM**

Well fitted with a contemporary suite comprising panelled bath with water spout and thermostatically controlled shower, glazed shower screen, wall hung WC with concealed cistern, wall hung wash basin with mixer tap and vanity drawer below, tiled floors with underfloor heating, tiled walls, mirrored alcove, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

### **OUTSIDE**

#### **COMMUNAL GARDENS**

Haverfield Park is set within delightful communal gardens which incorporate both a bin store and bicycle storage.

#### **PARKING**

Both penthouse apartments benefit from two allocated covered parking spaces (at the rear of which are deep storage cupboards). together with the use of the visitor parking.

**THE LEASE** Remainder of 999 year lease which commenced June 2020.

**SERVICE CHARGE** We are advised that the service charge is currently £3000 per annum.

#### **COUNCIL TAX**

Band E approx. £3063.80 (2026/27) Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







# Haverfield Park, Cannongate Road, Hythe

Approximate Gross Internal Area :-  
Total :- 136.47 sq m / 1469 sq ft

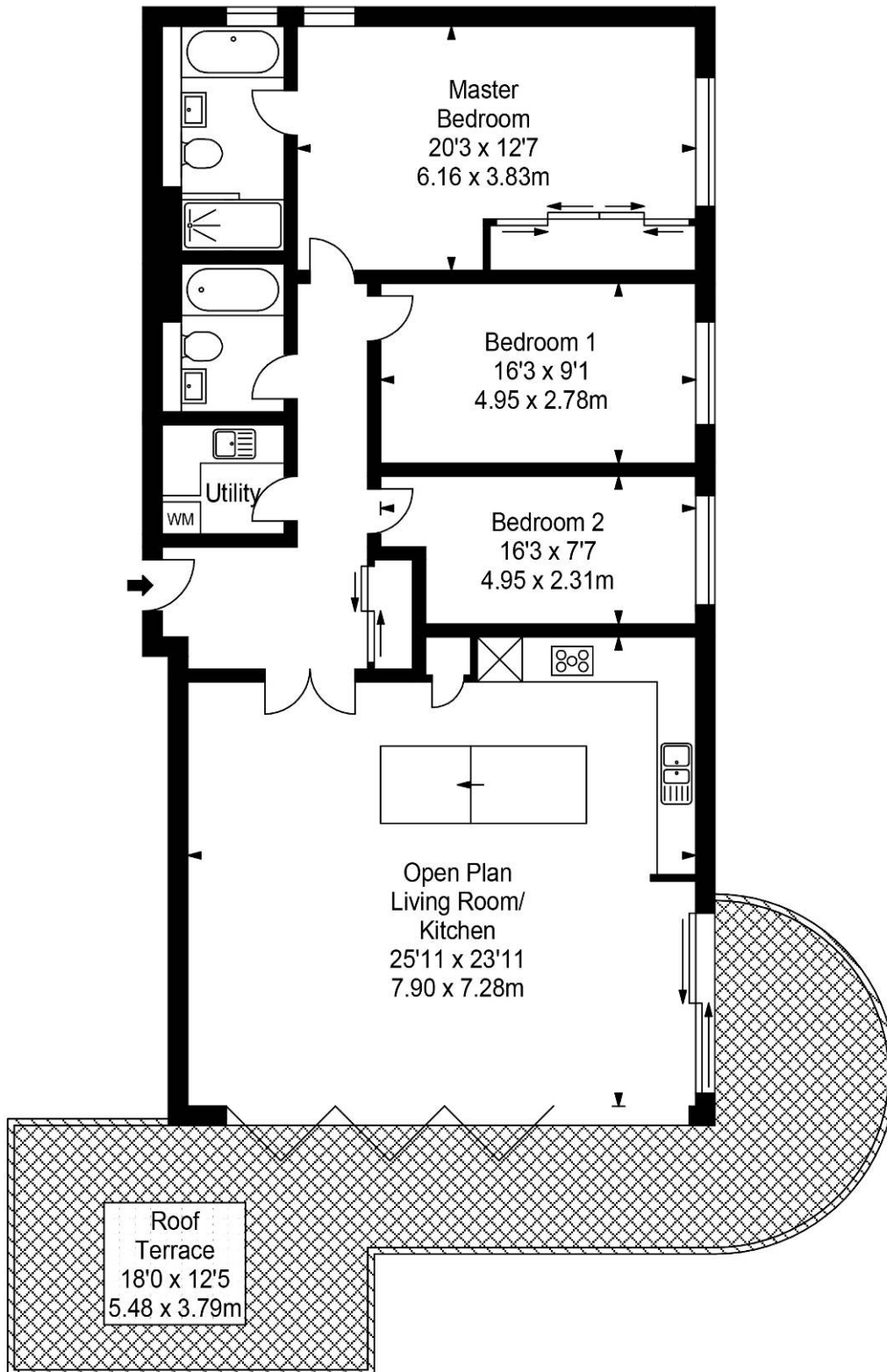


Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)