



49 High Street, Hythe, Kent CT21 5AD



APARTMENT 3, BRISE MARINE, RANGE ROAD, HYTHE

Forming part an exclusive boutique development comprising just four apartments, this stunning second floor apartment offers approx. 1482 sq ft of accommodation with a superb open plan kitchen/dining/living space, 3 bedrooms (1 en-suite) and a sea facing terrace. Allocated parking space in secure garage. EPC ?.

£995,000 Leasehold
To include a share of the Freehold



Apartment 3 Brise Marine, Range Road, Hythe CT21 6HQ

**Communal Entrance Hall with stairs and lift to second floor, Entrance Hall,
Kitchen/Dining/Living Space,
Three Double Bedrooms (one with En-Suite Shower Room), Bathroom,
Allocated Parking Space In Secure Garage**

DESCRIPTION Brise Marine is an exclusive boutique development comprising just four apartments in an enviable location on Hythe's prestigious Fisherman's Beach. This distinctive building, which completes the gateway to Fisherman's Beach, has been sympathetically designed to harmonise with its environment and indeed, enhance it which it has succeeded in doing and provides a further landmark structure worthy of this particularly sought after part of Hythe.

Each apartment enjoys a high specification finish in a sleek contemporary style with meticulous attention to detail. They have been thoughtfully designed with vast expanses of glazing ensuring that they are flooded with light and maximise the views over Fisherman's Beach and of the sea. There are beautiful German kitchens with integrated appliances, luxuriously appointed bathrooms, underfloor heating throughout and surprisingly generous terraces for each of the apartments each enjoying views of the sea.

Forming the entire second floor, Apartment 3, which is served by a lift, comprises a stunning open plan kitchen/dining/living space designed to complement a modern lifestyle and with expansive glazing flooding the room with light from its south, west and northerly aspects and uniting the space with the generous south facing terrace, the ideal vantage point from where to enjoy the beautiful views over Fisherman's Beach and of the sea. There are three double bedrooms, the principal room with en-suite shower room. There is also a family bathroom and ample storage. There is the added advantage of an allocated parking space, equipped with an EV charging point, within the secure garage on the ground floor of the building which offers direct access to the communal hallway and lift which serves all floors.

SITUATION Fisherman's Beach is considered to be a particularly desirable area of Hythe comprising a pleasing combination of detached villas, apartments and town houses with direct access to the beach where one can dine alfresco at The Lazy Shack based in The Old Lifeboat Station which also incorporates The Lazy Shack Shop selling a variety of seasonal fresh fish and other locally sourced produce. Further along the seafront is The Waterfront, a renowned fine dining restaurant and cocktail bar. The town centre, beyond the historic Royal Military Canal, is within a pleasant walk with its vibrant High Street offering a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also an excellent selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs, The Hotel Imperial with its leisure centre, gym and spa, the sailing club as well as other water sports facilities. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approx. 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

COMMUNAL HALLWAY

Entry phone system, door to secure parking area, lift and stairs rising to 2nd floor, door to:

ENTRANCE HALL

Access to storage cupboard, timber effect flooring with under floor heating, door to:-

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space with timber effect flooring throughout with underfloor heating and incorporating a smartly fitted German **kitchen** area in a sleek contemporary style with a range of base cupboard and drawer units incorporating deep pan drawers, integrated Neff dishwasher & Neff washing machine, square edged quartz worktops under mounted with a one and half bowl sink with grooved drainer to side and mixer tap and inset with Neff induction hob with Neff extractor above, coordinating up-stands, further bank of units incorporating eyelevel Neff double oven and combi microwave oven and integrated fridge and freezer, coordinating wall cupboards, double glazed windows overlooking Fisherman s beach and with views of the sea, double glazed sliding doors facing due south, opening to and uniting the space with a generous decked terrace from where views over Fisherman s beach and of the sea can be enjoyed, further full height double glazed windows to side and rear enjoying views over Hythe hillside and the Roughs , recessed lighting.

TERRACE

Well enclosed by glazed balustrade, sliding double glazed door to living space and principal bedroom, and providing the perfect environment in which to relax or entertain alfresco and the ideal vantage point from which to enjoy the spectacular sea views.

PRINCIPAL BEDROOM

Double glazed sliding doors opening to the terrace, recessed lighting, underfloor heating, door to:-

EN-SUITE SHOWER ROOM

Twin size walk-in shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, wall hung WC with concealed cistern, wall hung wash basin with mixer tap and vanity drawers below, opaque full height window to side, cupboard housing Valiant gas boiler, heated ladder rack towel rail, recessed lighting, extractor fan, tiled walls, tiled floor, under floor heating.

BEDROOM 2

Full height double glazed window opening to a Juliet balcony with views across Hythe s hillside and the Roughs , recessed lighting, under floor heating.

BEDROOM 3

Full height double glazed window opening to a Juliet balcony with views across Hythe s hillside and the Roughs , recessed lighting, under floor heating.

BATHROOM

Panelled bath with thermostatically controlled rainhead shower over and separate handheld attachment, glazed shower screen, wall hung WC with concealed cistern, wall hung wash-basin with vanity drawers below, recessed lighting, extractor fan, heated ladder rack towel rail, extractor fan, tiled walls, tiled floor, underfloor heating.

LEASE New 999 year lease, each flat will have a quarter share of the management company, the company will own the freehold.

COUNCIL TAX

Band TBC approx. £XXXX (2023/24)
Folkestone & Hythe District Council.

VIEWING

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





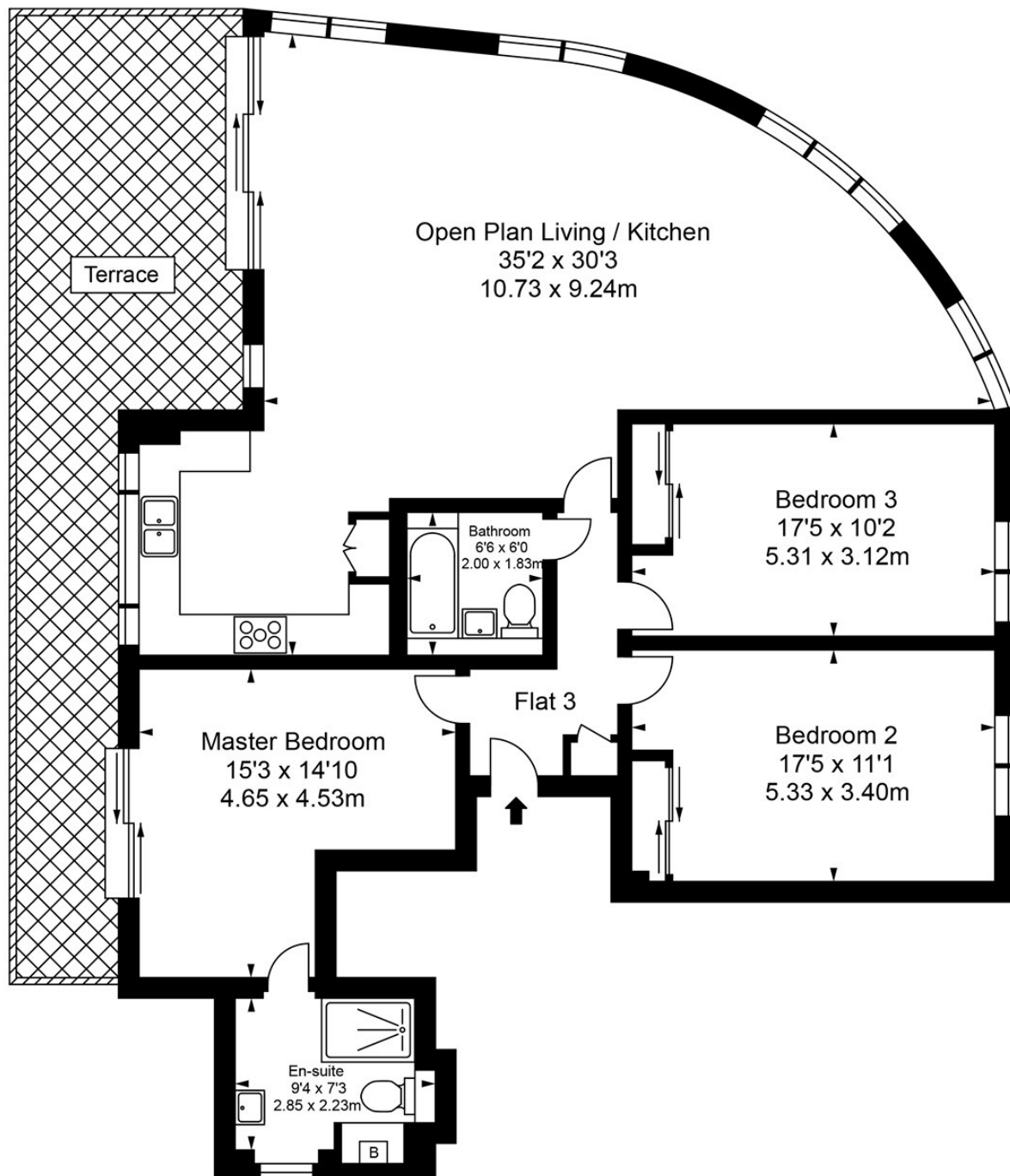


Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

Range Road, Hythe

Approximate Gross Internal Area :-

Second Floor :- 137.68 sq m / 1482 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com