



49 High Street, Hythe, Kent CT21 5AD



APARTMENT 1 BRISE MARINE, FISHERMAN S BEACH, HYTHE

£365,000 Leasehold

Forming part an exclusive boutique development comprising just four apartments, this stunning first floor apartment offers approx. 553 sq ft of accommodation with a superb open plan kitchen/dining/living space, 1 bedroom with en-suite, cloakroom and a south facing terrace. Allocated parking space in secure garage. EPC B.



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Apartment 1 Brise Marine, Fisherman s Beach, Range Road, Hythe CT21 6HQ

**Communal Entrance Hall with stairs and lift to first floor, Entrance Hall,
Kitchen/Dining/Living Space,
Double Bedroom with En-Suite Shower Room, Cloakroom,
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 it s 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 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.

On the first floor, Apartment 1, 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 it's south, facing aspect and uniting the space with the generous south facing terrace, the ideal vantage point from where to enjoy the views towards Fisherman s Beach and of the sea. There is one double bedroom with en-suite shower room. There is also a cloakroom 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, lift and stairs rising to 1st 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 **kitchen** area in a sleek contemporary style with a range of base cupboard and drawer units incorporating deep pan drawers, integrated Neff dishwasher, square edged quartz worktops under mounted with one and half bowl sink with grooved drainer to side and mixer tap, 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, integrated fridge and freezer, coordinating wall cupboards, double glazed door and full height windows facing due south, opening to and uniting the space with a generous decked terrace from where views over Fishermans beach and of the sea can be enjoyed, recessed lighting.

TERRACE

Well enclosed by glazed balustrade 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.

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.

CLOAKROOM

Wall hung WC with concealed cistern, wall hung wash basin with vanity cupboards below, recess lighting, extractor fan, tiled floor, underfloor heating.

EPC Rating B.

COUNCIL TAX

Band approx. £ (2022/23) Folkestone & Hythe District Council.

VIEWING

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

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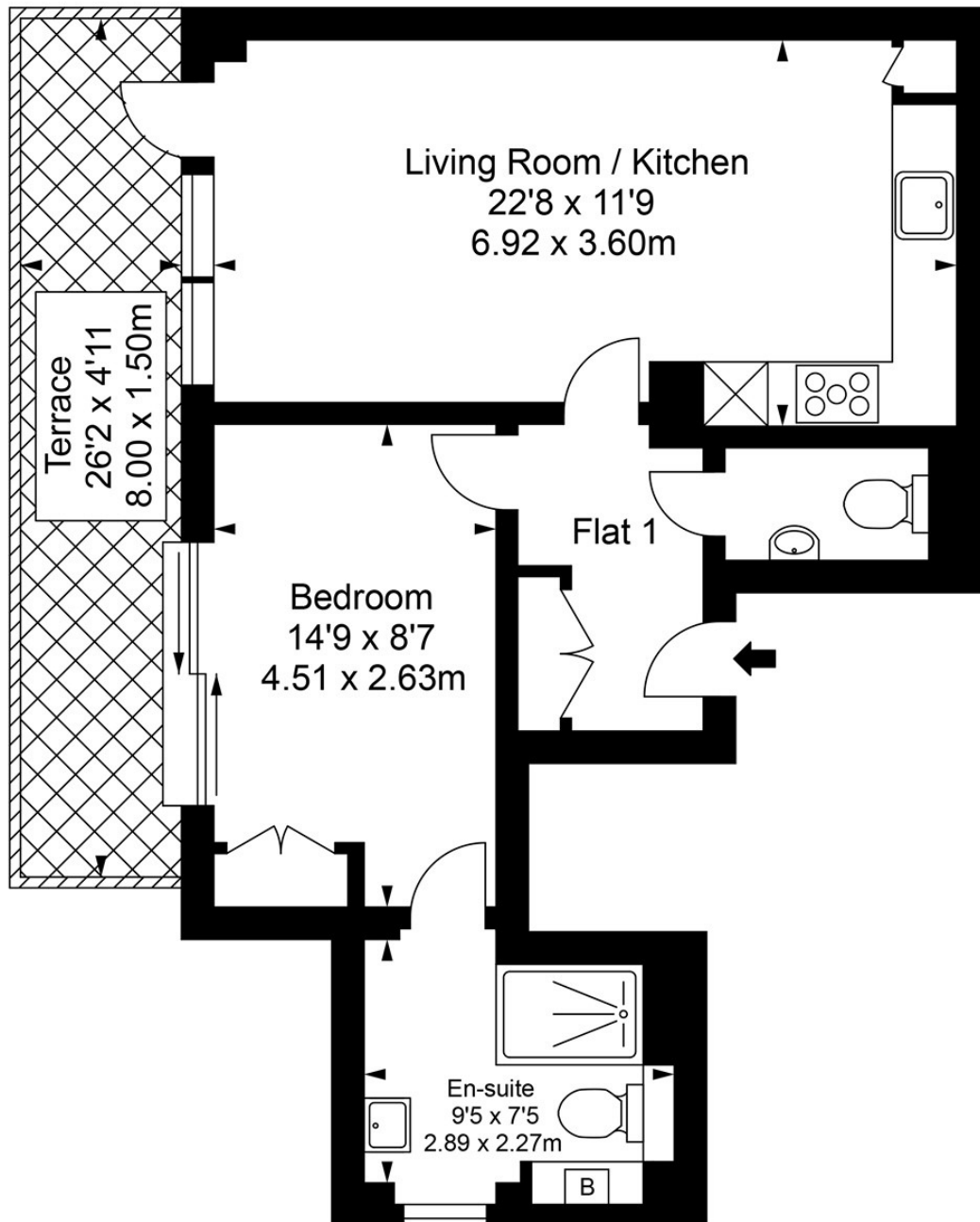




Range Road, Hythe

Approximate Gross Internal Area :-

First Floor :- 51.42 sq m / 553 sq ft



First Floor

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