



49 High Street, Hythe, Kent CT21 5AD



## **APARTMENT 1, 8 MARINE PARADE, HYTHE**

**£275,000 Leasehold**

**To include a share of the freehold**

The subject of a recent refurbishment executed to an exacting standard, a stunning garden flat in a prime beach front location. The beautifully appointed accommodation includes a sleek modern kitchen, sitting room opening to a walled courtyard and 2 double bedrooms (1 en-suite). There is also a private garden. EPC B.



# **Garden Flat**

## **8 Marine Parade, Hythe CT21 6AJ**

### **Kitchen/Dining Room, Sitting Room, Two Double Bedrooms (one with En-Suite Bathroom), Shower Room, Private Garden & Courtyard**

#### **DESCRIPTION**

This stunning garden flat forms part of an elegant Victorian beach front house which has been renovated in its entirety to provide four beautifully appointed flats in a prime sea facing position.

The flat benefits from its own entrance which opens into the sleek contemporary kitchen/dining room with integrated appliances and quartz worktops. The accommodation is of comfortable proportions and includes a generous sitting room with double doors opening to the smart walled courtyard garden and covered storage area, there are two double bedrooms, the principal room with en-suite shower room and a smart contemporary bathroom. The flat also benefits from its own private garden which is laid to lawn and incorporates a paved terrace.

There are a number of parking spaces which are available by separate negotiation.

#### **SITUATION**

In a prime location, situated directly on the unspoilt and pedestrianised seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches and on a level approach to the Royal Military Canal. Beyond this is the bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition, the town is well served by 4 supermarkets (including Waitrose). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as water sports facilities. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 18 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 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter.

The Channel Tunnel Terminal is only 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

### **KITCHEN/DINING ROOM**

Entered via an obscure double glazed door, well fitted with a range of base cupboard and drawer units incorporating integrated fridge freezer, integrated double oven, integrated dishwasher, integrated washing machine, square edged quartz worksurface inset with undermounted stainless steel sink with mixer tap and grooved drainer to side, induction hob with extractor hood above, coordinating upstands, coordinating wall cupboards, breakfast bar, double glazed window, recessed lighting, timber effect flooring, electric radiator, door to bedroom 1, open to:-

### **INNER HALL**

Access to deep storage cupboard housing the hot water, door to bedroom 2 and bathroom.

### **SITTING ROOM**

Double glazed sliding patio door to private paved courtyard area, recessed lighting, electric radiator.

### **BEDROOM 1**

Double glazed window, recessed lighting, electric radiator.

### **EN SUITE BATHROOM**

Ended bath with thermostatically controlled shower over and central mixer tap, low level WC with concealed cistern, wash basin with vanity cupboards below, recessed mirror with lighting over, part tiled walls, extractor fan, heated ladder rack towel rail, timber effect flooring.

### **BEDROOM**

Double glazed window, recessed lighting, electric radiator.

### **SHOWER ROOM**

Twin sized shower enclosure with thermostatically controlled rain-head shower and separate handheld attachment, wall hung wash basin, low level WC, extractor fan, recessed lighting, heated ladder rack towel rail, timber effect flooring.

### **OUTSIDE**

#### **GARDEN**

Laid to lawn with a central pathway leading to the front door.

#### **COURTYARD**

A private paved terrace and with access to a covered storage area.

#### **LEASE**

The remainder of a 999 Year lease.  
To include a share of the freehold.

#### **Service Charge**

£1750 Per annum

#### **EPC Rating Band B**

#### **COUNCIL TAX**

Band B approx. £1788.63 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

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

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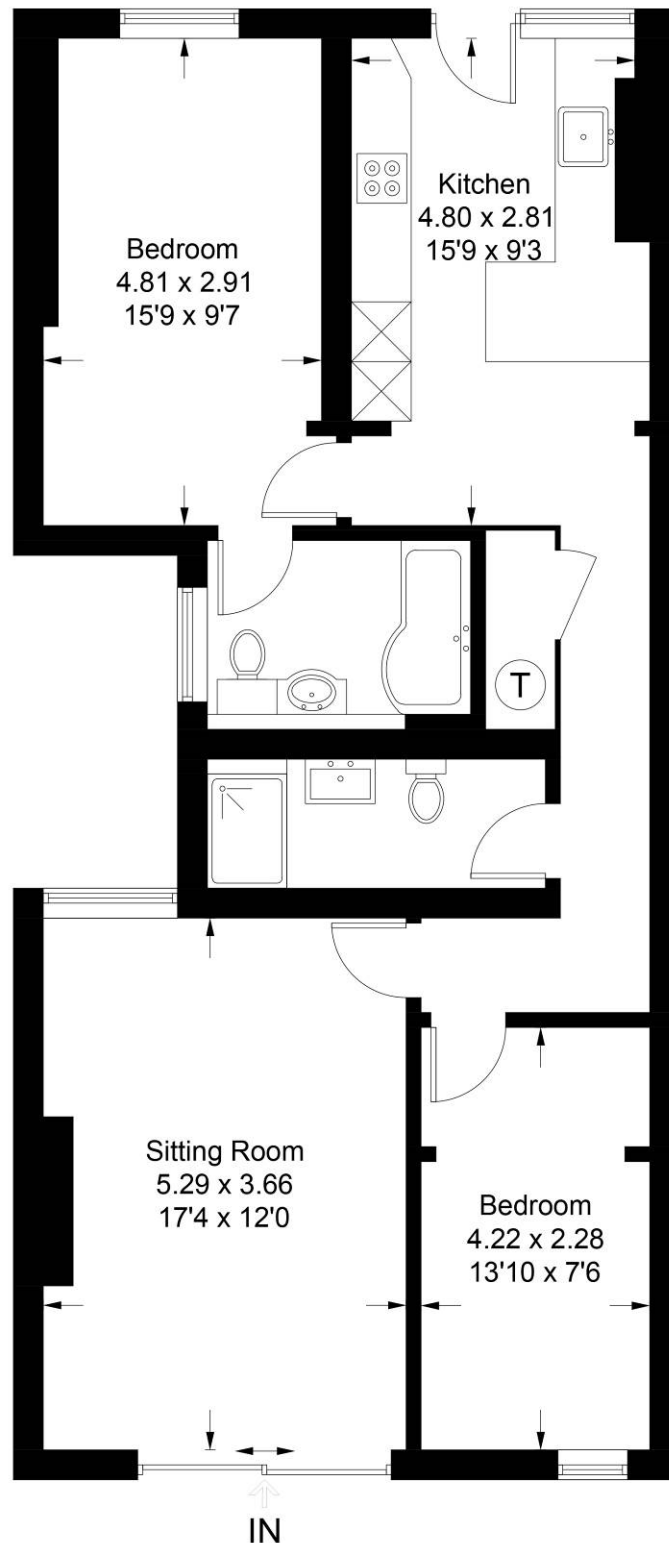






# Garden Flat, Marine Parade, Hythe, CT21

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



## Garden Flat

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