



49 High Street, Hythe, Kent CT21 5AD



APARTMENT 2, 8 MARINE PARADE, HYTHE

£375,000 Leasehold

To include a share of the freehold

The subject of a recent refurbishment executed to an exacting standard, a stunning upper ground floor flat in a prime beach front location from where it commands stunning sea views. The accommodation includes a generous open plan kitchen/dining/living space, sea facing balcony and 2 double bedrooms (1 en-suite) EPC C.



Ground Floor Flat

8 Marine Parade, Hythe CT21 6AJ

Communal Entrance Hall, Open Plan Kitchen/Dining/Living Space leading to South/Sea Facing Balcony, Inner Hall, Two Double Bedrooms (one with En-Suite Shower Room) and a Bathroom

DESCRIPTION

This stunning upper ground floor 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 smart communal hallway has a contemporary doorway opening to the flat itself which offers elegantly proportioned accommodation with high ceilings, wood effect floors in kitchen area which benefits from integrated appliances and quartz work tops, and is open plan to the living/dining space which is flooded with light from a tall double glazed bay window with doors opening to the sea facing balcony. The inner hallway leads to two double bedrooms, the principal room with en-suite shower room and a smart contemporary bathroom.

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:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Video phone entry system. With timber effect flooring throughout.

KITCHEN

Well fitted with a range of base cupboards and drawer units incorporating integrated dishwasher, square edged quartz worksurface inset with stainless steel undermounted sink with mixer tap and grooved drainer to side, coordinating up stands, coordinating wall cupboards, further bank of coordinating full height cupboards incorporating integrated fridge and freezer and integrated Bosch double oven, coordinating island with square edged quartz worksurface inset with Neff induction hob with central extraction, breakfast bar and further storage cupboards.

LIVING/DINING AREA

Floor to ceiling double glazed windows and double glazed casement doors opening to the balcony and enjoying sea views, recessed lighting, two radiators.

BALCONY

Well enclosed by timber and glazed balustrade and enjoying the stunning sea views.

INNER HALL

Access to Cupboard housing hot water cylinder with plumbing for washing machine, recessed lighting, doors to:-

BEDROOM 1

Double glazed window to rear enjoying pleasant views across Hythe and of St Leonards Church in the distance, radiator, recessed lighting, door to:-

EN-SUITE SHOWER

Twin sized shower cubicle with thermostatically controlled rain-head shower and separate handheld attachment, wash hand basin with vanity cupboard below, low level WC, recessed mirror with inset spotlights over, heated ladder rack towel rail, wood effect flooring, extractor fan.

BEDROOM 2

Double glazed window to rear enjoying pleasant views across Hythe and of St Leonards Church in the distance, recessed lighting, radiator.

BATHROOM

Panelled bath with central mixer tap and rain-head shower over with glass shower screen, low level WC, pedestal wash hand basin, recessed mirror, part tiled walls, recessed lighting, extractor fan, heated ladder rack towel rail.

LEASE

Remainder of a 999 Year lease.
To include a share of the freehold.

Service Charge

£1750 Per annum

EPC Rating Band C

COUNCIL TAX

Band B approx. £1788.63 (2024/25)
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.

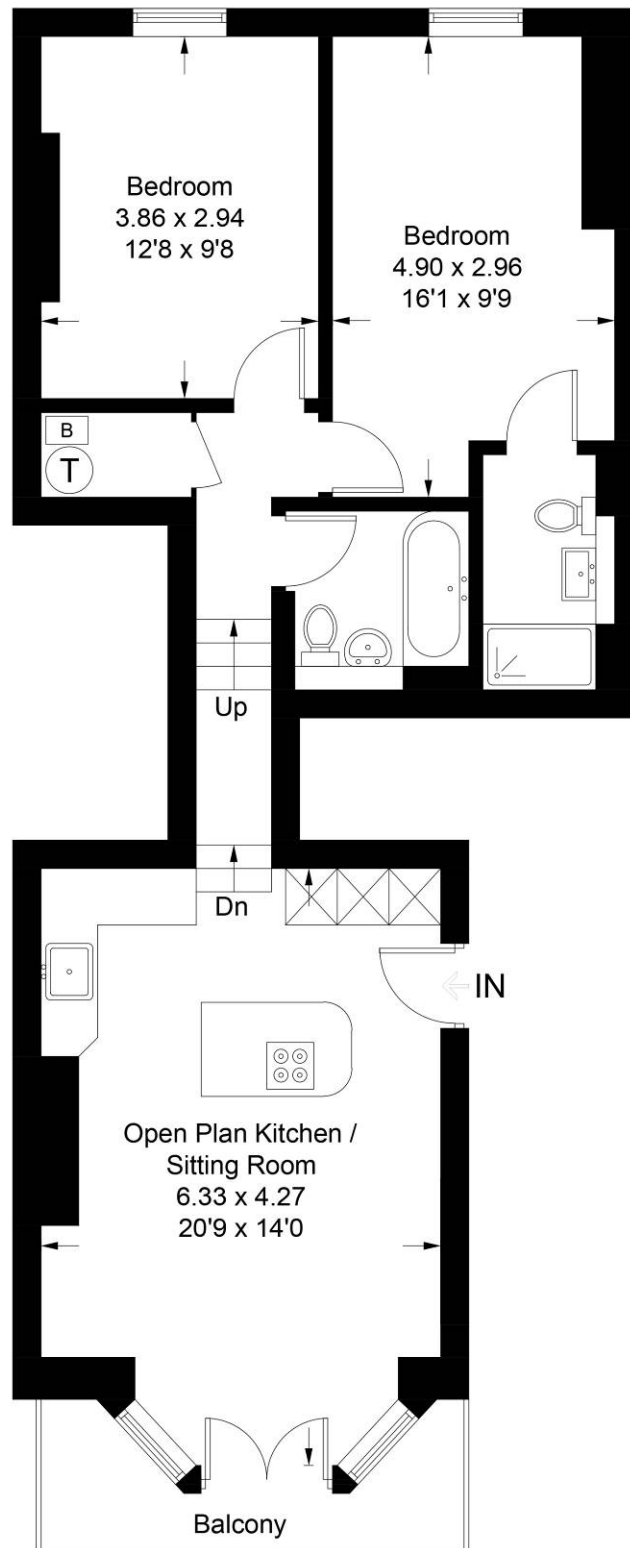






Upper Ground Floor Flat, Marine Parade, Hythe, CT21

Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



Ground Floor Flat

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075440)