



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**8 COMMODORE COURT  
58-60 MARINE PARADE, HYTHE**

**£275,000 Leasehold**

**To include a share in the Freehold**

A second floor beachfront apartment boasting glorious views of the sea. The well presented accommodation comprises a sitting/dining room open plan to the fitted kitchen, two bedrooms and a bathroom. There is also the added advantage of allocated parking space. EPC C.



# **8 Commodore Court 58-60 Marine Parade Hythe CT21 6AW**

**Communal Entrance Hall, Entrance Hall,  
Sitting/Dining Room Open to the Kitchen, Two Bedrooms, Bathroom,  
Allocated Parking Space**

## **DESCRIPTION**

A second floor apartment which enjoys a prime sea facing position on this sought after stretch of Marine Parade. Comprising of a spacious L-shaped sitting/dining room enjoying sea views which is open plan to a fitted kitchen, two bedrooms and a bathroom. The property benefits from an allocated parking space. The property is being sold with the added advantage of no onward chain.

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

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The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Door entry phone system, staircase to second floor:

### **ENTRANCE HALL**

Access to deep cloaks cupboard, door entry phone system, coved ceiling, picture rail, dado rail, doors to bedrooms and bathroom, double doors to:

### **SITTING/DINING ROOM**

Pair of double glazed sash windows to front with views of the sea, coved ceiling, picture rail, dado rail, radiator, open plan through to:

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated electric oven, recess and plumbing for washing machine, recess for under counter fridge freezer, work surface inset with stainless steel sink and drainer unit with mixer tap, electric hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, coordinating breakfast bar.

### **BATHROOM**

Panelled bath with thermostatically controlled shower over, close coupled WC, pedestal wash basin, part tiled walls, obscure double glazed window to side cove ceiling light and shaver point radiator

### **BEDROOM 1**

Double glazed sash window to rear enjoying views towards Hythe's picturesque hillside

and St Leonards Church in the distance, coved ceiling, picture rail, radiator.

### **BEDROOM 2**

Access to cupboard housing the wall mounted Ideal gas boiler, double glazed sash window to rear enjoying views towards Hythe's picturesque hillside and St Leonards Church in the distance, coved ceiling, picture rail, radiator.

### **OUTSIDE**

The property has access to pebbled communal gardens offering direct access to the beach and one allocated parking space.

### **SERVICE CHARGE**

We are advised that the annual service charge is circa £1136.00 PA (payable in 2 instalments).

### **LEASE**

We understand that the apartment has the remainder of a 99 year lease which commenced circa 1983. Although a share of the freehold is included in the sale.

### **EPC Rating C.**

### **COUNCIL TAX**

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

### **VIEWING**

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







# Commodore Court, Hythe, CT21

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft

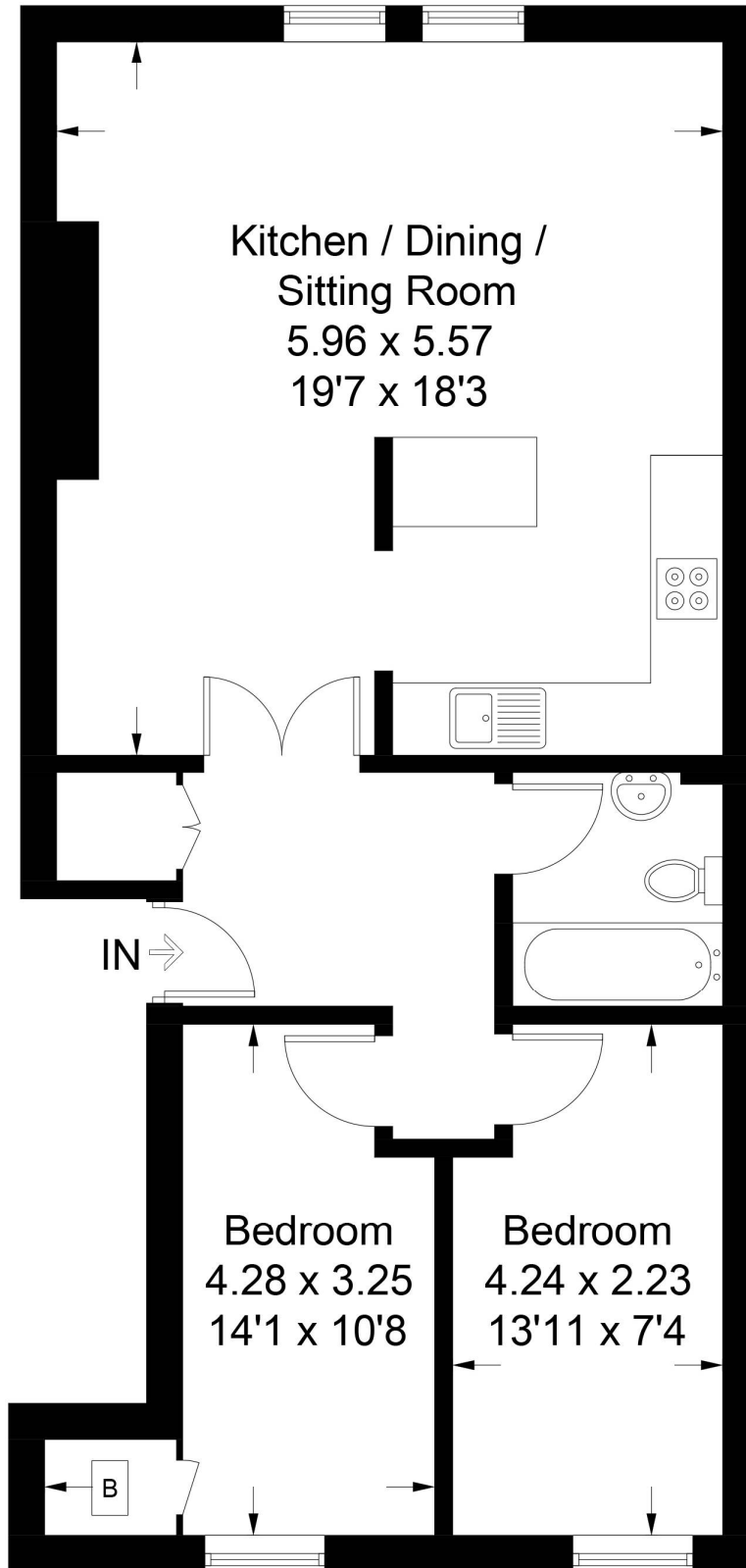


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