



49 High Street, Hythe, Kent CT21 5AD



Apartment 8 Seven Seas West Parade, Hythe

Stunning penthouse apartment in a prime beachfront location from where it commands superb views of the sea and around the coastline to Dungeness. Open plan kitchen/dining/living space with south facing balcony, two bedrooms (1 en-suite) and bathroom. Two allocated parking spaces in secure car park. EPC B.

£695,000 Leasehold
To include a share of the Freehold



**Apartment 8 Seven Seas
West Parade
Hythe CT21 6DS**

**Entrance Hall, Kitchen, Living Space, Balcony
Principal Bedroom with En-Suite Shower Room, Further Bedroom, Bathroom
Communal Area with Storage Cupboard, Covered Parking**

DESCRIPTION

This exquisite penthouse apartment offers bright, spacious and thoughtfully designed accommodation, arranged to maximise the stunning sea views from the open plan living space and finished to a high specification throughout. The apartment is approached via a smart communal hallway with entry-phone system and lift and stairs rising to the third floor or providing access to the lower level secure parking area where the apartment benefits from two covered allocated tandem parking spaces. The accommodation comprises a spacious entrance hall with ample storage, a splendid open plan kitchen/dining/living space which opens onto a generous balcony overlooking the sea and with views around the bay to Dungeness. There are two double bedrooms (the principal having an en-suite shower room) and a bathroom.

SITUATION

In a prime beachfront location, very close to the prestigious Fisherman s Beach development, the property is situated directly on the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches and on a level approach to the Royal Military Canal. The nearby bustling High Street enjoys a variety of independent shops, boutiques, cafes, bars and restaurants and in addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. The larger town of Folkestone is less than 5 miles and the Cathedral City of Canterbury is approximately 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.)

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The accommodation comprises:

COMMUNAL ENTRANCE HALL

Staircase to third floor, access to lift, door to staircase leading to lower ground floor covered parking area and private storage cupboard.

ENTRANCE HALL

Phone entry system, access to the storage cupboard with high level storage above, access to further cupboard housing Valiant gas boiler and space and plumbing for washing machine, engineered oak flooring with under floor heating, recessed lighting, doors to:-

LIVING SPACE

Curved triple glazed full height windows to front with views of the sea and all around the bay to Dungeness, engineered oak flooring with underfloor heating, sliding double glazed door to front, double glazed door to side, recessed lighting, open through to :-

KITCHEN

Well fitted with a range of base cupboards and drawer units incorporating integrated AEG dishwasher and AEG oven, worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap and glass splashback, AEG gas hob with extractor hood above, coordinating upstands, coordinating wall cupboards with under lighting, space for freestanding fridge Freezer, tiled floor with under floor heating, recessed lighting.

BALCONY

A generous space enclosed by a glazed balustrade with views of the sea and around the bay to Dungeness, outside lighting .

PRINCIPAL BEDROOM

Fitted wardrobe cupboards, double glazed window to rear with views over Hythe hillside and of St Leonards Church, engineered oak

flooring with underfloor heating, two wall light points, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low-level WC with concealed cistern, wash basin with work surfaces to side and vanity cupboard below, tiled splashback, recessed lighting, heated ladder rack towel rail, tiled floor with underfloor heating, extractor fan.

BEDROOM TWO

Fitted wardrobe cupboards, high-level double glazed window to rear and double glazed window to front with views of the sea, engineered oak flooring with under floor heating, recessed lighting.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low-level WC with concealed cistern, wash basin with worksurface to side and vanity cupboards below, part tiled walls, tiled floor with under floor heating, heated ladder rack towel rail, extractor fan.

OUTSIDE

Gated covered tandem parking for two vehicles to the rear of the property.

SERVICE CHARGE: £1,300 Per annum

LEASE: TBC (1/8 share of the freehold)

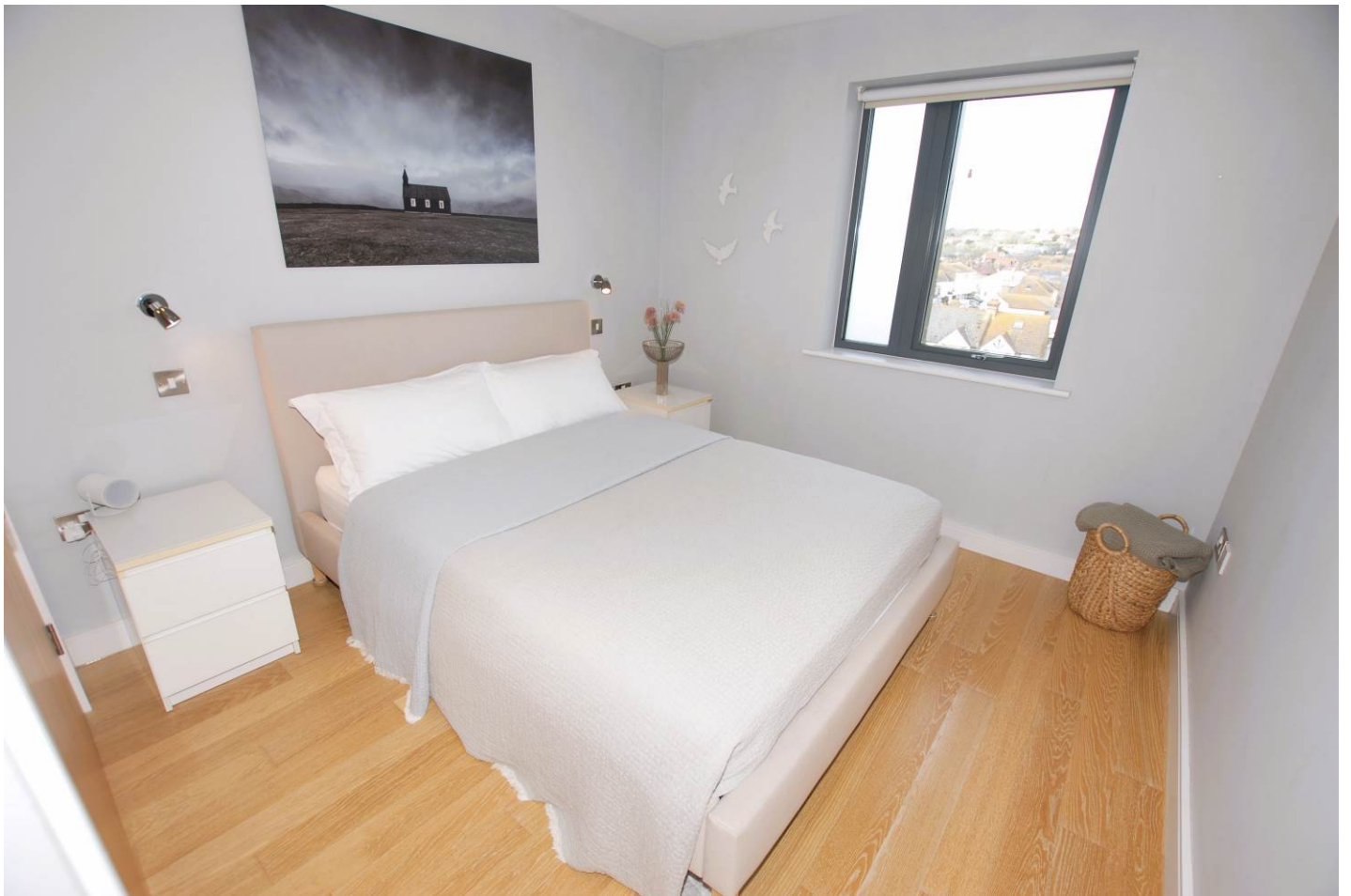
EPC Rating B

COUNCIL TAX

Band D approx. £2197.03 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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







Seven Seas, Hythe, CT21

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

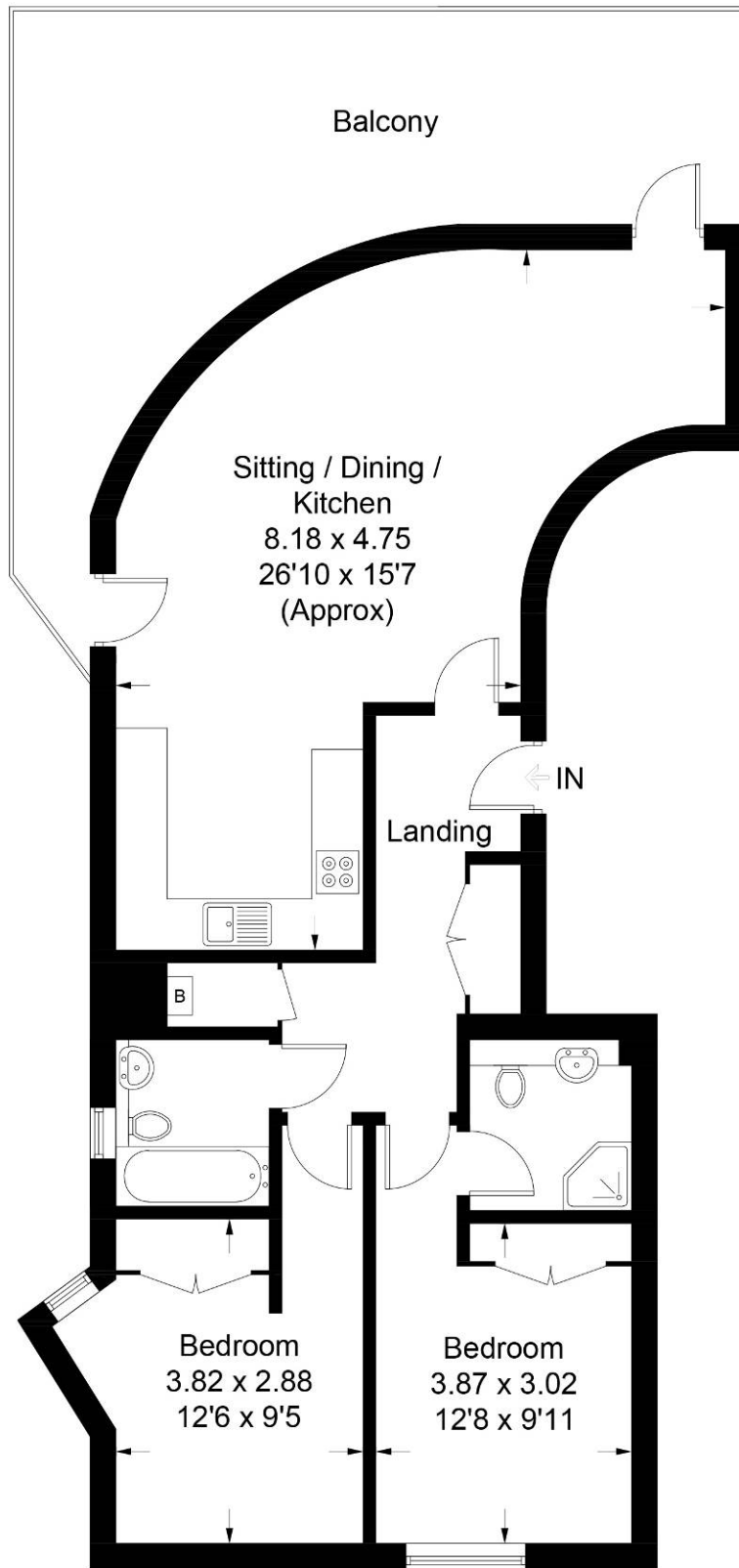


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