



49 High Street, Hythe, Kent CT21 5AD



APARTMENT 2, COASTLANDS , NAILDOWN ROAD, HYTHE

£565,000 Leasehold

Comprising just eight luxuriously appointed apartments, Coastlands is a striking landmark building, enviably situated in the vibrant town of Hythe, in an elevated position from where each apartment commands a magnificent southerly panorama of the sea and benefits from parking.



Apartment 2, Coastlands Naildown Road, Hythe CT21 5TD

**Communal Hallway with Lift to Upper Floors,
Entrance Hall, Open Plan Kitchen/Dining/Living Space, Two Double Bedrooms,
the principal bedroom with En-Suite Shower Room and a Bathroom.
Private Terrace, Allocated Parking, Communal Gardens, Bike Store**

DESCRIPTION

Coastlands, an exclusive development of just eight luxuriously appointed apartments situated in a superb location from where every apartment commands an enviable southerly panorama of the sea. For those who crave shimmering waters as their everyday backdrop, expansive skies, endless horizons and stunning sunsets, the choice is Coastlands.

This exciting development, by highly regarded developers, Wedgewood Homes, is being completed to an exacting standard with meticulous attention to detail throughout ensuring a high specification finish both to the sumptuous interiors and the contemporary exterior.

Apartment 2, on the ground floor, enjoys a generous reception hallway with ample storage, a wonderful open plan kitchen/dining/living space which has been designed to compliment a modern lifestyle, the kitchen with Silestone countertops and integrated appliances, the whole space flooded with light from expansive glazing leading to a private terrace, enclosed by glass balustrade and with direct access to the communal gardens, the perfect vantage point from which to breathe in the views. There are two double bedrooms, both with sea views and built in wardrobes, the principal room with a sleek modern en-suite shower room. There is also a similarly smartly equipped main bathroom.

Outside each apartment benefits from an allocated parking space, two allocated spaces for the penthouses, and ample visitor parking. The communal gardens are delightful and there are storage facilities for bikes etc.

LOCATION

For centuries, coastal locations have provided an escape from city living, with unique atmospheres, ever-changing panoramas and a salty air considered a medicinal tonic, today, the attraction remains and the reasons are clear. Hythe is situated on Kent's premier coastline and offers a fresh, artistic culture with a vibrant social scene with a number of award-winning restaurants, boutique bars and independent shops providing much character to this sought after seaside destination. There is boundless natural beauty too with the sea and vast stretches of shingle beach within a relatively short walk. Watch the boats bring in their catch at Fisherman's Beach whilst enjoying fish and chips at the Lazy Shack. Sit and simply drink in the clean sea air, or walk for miles, embracing the elements. Neighbouring Folkestone's new network of walkways provides an impressive boardwalk trail that weaves westward from the harbour towards the Lower Leas Coastal Park. With so much to see and do, it's easy to understand the allure.

For calmer waters, explore the Royal Military Canal from its Hythe starting point. This magnificent stretch of inland water, classed as a Scheduled Ancient Monument, lends itself to kayaking, canoeing and stand-up paddle boarding. Sitting on the edge of Kent Downs Area of Outstanding Natural Beauty, Hythe also provides acres of verdant countryside to explore. Brockhill Country Park is the natural place to start, while the town's landscape is characterised by the surviving Martello towers and a rare sound mirror on The Roughs.

Location cont.

There is no shortage of places to eat and drink in and around Hythe. Café culture is alive and well, with beautifully brewed specialty coffee from Mit Milch and locally blended teas served with sweeping views across Hythe Bay at Café on the Beach. For something special, sample the work of a Michelin-starred chef at Hide and Fox in nearby Saltwood, catch the sunset over supper from The Waterfront's conservatory or enjoy some bubbles at The Hythe Imperial Hotel's Moët & Chandon Champagne Bar. The hotel also boasts a spa and leisure centre. You can also enjoy Folkestone's buzzing harbourside eateries, Marco Pierre White's Steakhouse Bar & Grill, or the award-winning Rocksalt Restaurant with spectacular views across Folkestone Harbour. Shopping in Hythe is something of a delight too. Hythe High Street and Waitrose have every day shopping covered, while the regular farmers' market bristles with locally-produced, seasonal ingredients. The Malthouse, Number 18 and Elysian Treasures are fantastic for antiques and vintage finds while Folkestone's vibrant Creative Quarter is full of independent shops and cafés.

London is only 38 minutes away via Southeastern's highspeed links from Ashford International, or 53 minutes from Folkestone West and you're just 21 miles from mainland France, The Eurotunnel connects Folkestone to Calais in just 35 minutes, so a day trip to France is very accessible.



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THE SPECIFICATION

Kitchens

Fully-fitted kitchen with Silestone worktops and soft close doors and drawers

Stainless steel under mounted sink with mixer tap in nickel finish

Built-in oven

Built-in microwave/combi oven

Induction hob

Cooker extractor

Integrated fridge/freezer

Integrated dishwasher

Integrated washer dryer

Under wall cabinet lighting and sockets

Bathroom & Ensuite

White sanitaryware with chrome taps

Wall mounted basin & vanity cabinets

Wall mounted WC with concealed cisterns

Bath filler and deck mounted shower

Showers with thermostatic shower controls

Overhead Raindance shower to ensuite

Chrome heated towel rail

Ceramic and porcelain fully tiled walls and floors

Security

High security front entrance doors with multipoint locking

Internal intruder alarm to all apartments with flush control keypad. Intruder alarm to include app to enable remote monitoring by mobile phone

Colour video entry phone to all apartments. Entry phone to include app enabling remote access to all visitors

Security cameras to entrance lobby and external carpark areas with recording and remote viewing available

Heating, Electrical & Lighting

Heating and hot water provided by exhaust air heat pump

Underfloor heating to complete apartment
Heated towel rail to bathroom and en-suite bathroom

TV/Media points to living room and all bedrooms

Wired for Sky+ HD to all TV points

Cat 5 network cabling to all media points

BT points to entrance living room & master bedroom

Ultrafast fibre optic connection for phone and internet

LED lighting throughout

Interior Finishes

Wardrobes to all bedrooms

Elegant skirting and architraves with white satin finish

Matt paint work finish to all rooms

Internal doors with black nickel furniture

Real wood engineered oak flooring to entrance hall, living room and kitchen areas

Neutral tone carpets to bedrooms

Porcelain floor tiling to bathrooms and en-suites

External Features

Private balconies or terraces to all apartments

LED lighting to all balconies and terraces

Composite decking to balconies

Communal Areas

Lift to all floor levels

Allocated car parking

External LED lighting

Car charging points for all apartments

Communal bike and bin stores

Communal landscaped front and rear gardens with lawns laid to turf

SERVICE CHARGE

We are advised that the service charge is estimated at £1650 per annum to include accountancy, annual returns, company secretary fees and directors insurance. Buildings insurance, communal hallway and external window cleaning, management charges, lift maintenance and annual service charge, management and maintenance of communal parking, open space and garden.

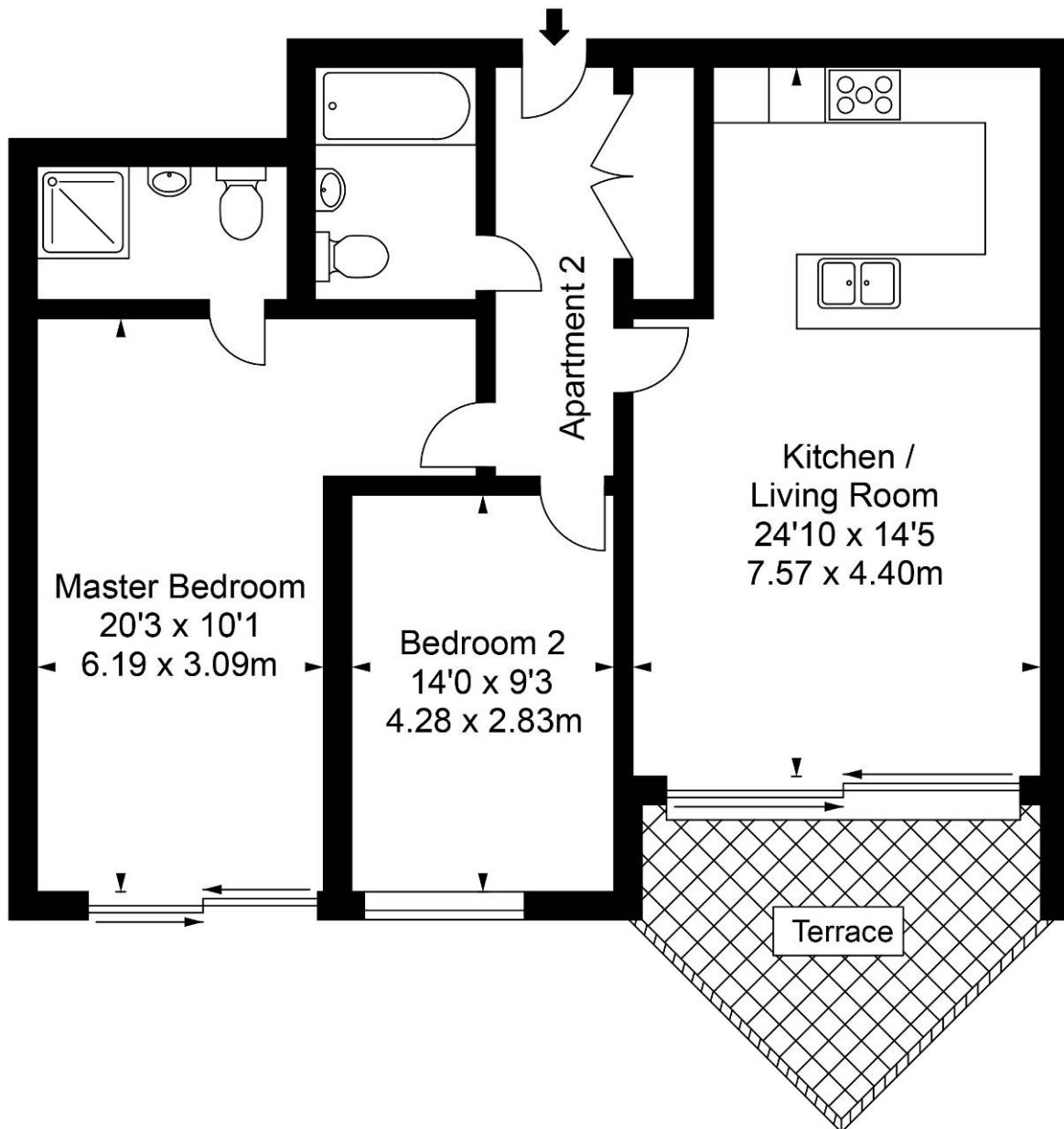






Coastlands Hythe

Approximate Gross Internal Area :-
Ground Floor :- 87.25 sq m / 939 sq ft



Ground Floor

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