



49 High Street, Hythe, Kent CT21 5AD



**APARTMENT 3,
8 MARINE PARADE, HYTHE**

The subject of a recent refurbishment executed to an exacting standard, a stunning first 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. EPC C.

£395,000 Leasehold
To include a share of the freehold



First Floor Flat
8 Marine Parade, Hythe CT21 6AJ

**Communal Entrance Hall, Entrance Hall,
Open Plan Kitchen/Dining/Living Space leading to
South/Sea Facing Balcony,
Two Double Bedrooms, Bathroom**

DESCRIPTION

This stunning first 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 the 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 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:

ENTRANCE HALL

Entry phone video system, access to utility cupboard housing the hot water cylinder and recess and plumbing for washing machine, recessed lighting, radiator, doors to:-

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Well fitted with a range of base cupboard 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 double oven, coordinating island with square edged quartz worksurface inset with induction hob with integrated extractor, timber effect flooring.

LIVING SPACE

Attractive marble fireplace surround, double glazed floor to ceiling windows to front and double glazed casement doors enjoying views of the sea and giving access to the balcony, two radiators, recessed lighting.

BALCONY

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

BEDROOM 1

Double glazed window to rear with pleasant views over Hythe and of St Leonards Church in the distance, radiator.

BEDROOM 2

Double glazed window to rear with pleasant views over Hythe and of St Leonards Church in the distance, radiator.

BATHROOM

P ended bath with thermostatically controlled shower over and central mixer tap, low level WC, pedestal wash basin, recessed mirror with lighting over, part tiled walls, extractor fan, heated ladder rack towel rail, timber effect flooring.

LEASE

The 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.**

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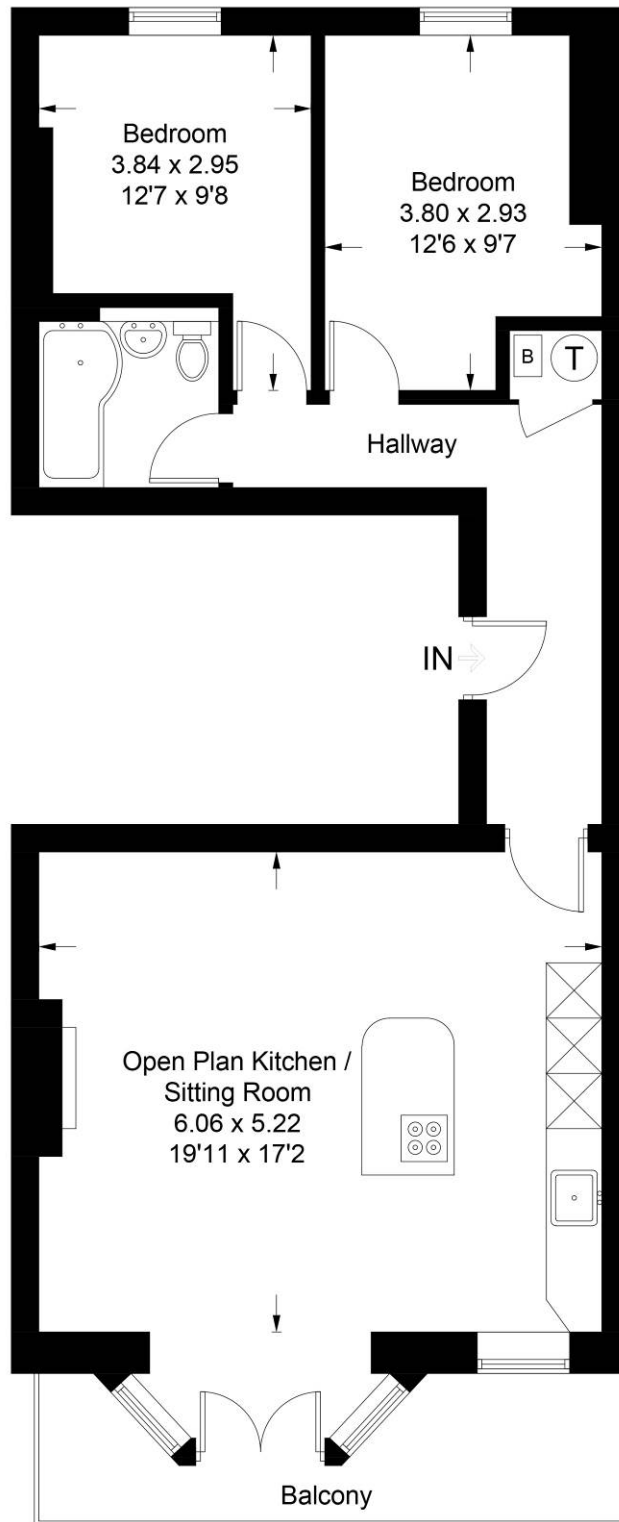






First Floor Flat, Marine Parade, Hythe, CT21

Approximate Gross Internal Area = 69.6 sq m / 749 sq ft



First Floor Flat

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