



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		86	86

**COUNCIL TAX BAND**

Tax band G

**TENURE**

Unknown

**LOCAL AUTHORITY**

Shepway District Council

**OFFICE**  
Barclays House  
11 - 13 High Street  
Hythe  
Kent  
CT21 5AD

[www.crchildandpartners.co.uk](http://www.crchildandpartners.co.uk)  
01303 267421

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Unit 4, Bay 98 St. Leonards Road

Hythe, Kent, CT21 6HE

Guide Price £950,000

- Duplex penthouse residence
- Beachfront location
- Three bedrooms
- Two allocated parking spaces







**SITUATED** in an enviable position directly on Hythe's beach and seafront promenade, next to the renowned fishmongers and eatery 'Griggs of Hythe', and within level walking distance of Hythe town centre and the Royal Military Canal. Hythe offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores, as well as a host of coffee and tea shops, bars and restaurants. Hythe also offers a wealth of recreational activities and sports clubs as well as several nearby golf courses. Folkestone West main line railway station is approximately 15 minutes away by car and offers fast services to London, St Pancras in just over 50 minutes. The M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car.

A truly stunning, contemporary design three bedroom duplex penthouse residence in an enviable beachfront location and enjoying spectacular sea views. Part of a unique and exclusive development designed by award-winning architect Guy Hollaway, and recently constructed by TG Designer Homes, this stylish first floor apartment has luxury accommodation arranged over two floors with under floor heating throughout. The spacious open plan living area boasts a German Shuller fitted kitchen, dining and living space with balcony looking across the beach to the sea. In addition on this level is a guest bedroom with en suite shower, a further bedroom and a separate bathroom. To the top floor is the master bedroom boasting an air-conditioning

system, a dressing room and en suite shower and bathroom, and opening onto a private sun terrace with sea view. In addition there is the added benefit of secure underground residents' car parking and storage facility, the apartment having two allocated parking spaces. An early viewing of this most impressive property is considered essential.

#### **GROUND FLOOR:**

**COMMUNAL ENTRANCE HALL** with stairs and lift to all floors

#### **FIRST FLOOR:**

**PRIVATE RECEPTION HALL** 22'10 x 5'10 (max) with engineered oak flooring, feature curved staircase to second floor, under stairs store cupboard with space and plumbing for washing machine, built-in cloaks cupboard, video entry phone, under floor heating thermostat, recessed down lighters

**OPEN PLAN LIVING AREA** 24'10 x 19'6 with engineered oak flooring throughout and under floor heating, large double glazed window and sliding door to balcony with sea view, double glazed windows over and fitted remote controlled electric blinds, further floor to ceiling double glazed window with view of beach and sea, the open plan living area comprising:





**CONTEMPORARY GERMAN SHULLER KITCHEN** 11'6 x 9'4 (approx.) with Silestone work surfaces and matching upstands and integral breakfast bar, inset one and a half bowl stainless steel Blanco sink and mixer tap over with drainer to worktop, inset Siemens induction hob with Siemens extractor hood over, high level Siemens combination double oven, integrated Siemens dishwasher, integrated Siemens fridge/freezer, range of matching high and low level store cupboards and drawers, store cupboard housing wall mounted boiler, fitted shelved store cupboard to corner, recessed down lighters, under floor heating control, open to-

**DINING AREA** and **LIVING AREA** with feature high ceiling and sea views opening to-

**BALCONY** 14'9 x 5'6 with tiled flooring and pebble border, glass balustrade and side screen, brushed stainless steel handrail, and enjoying outlook over beach and direct sea view with side aspect along the coastline

**GUEST SUITE** comprising:

**BEDROOM** 12'5 x 10'4 with full length double glazed window with view to Hythe hillside, under floor heating control, door to-

**EN SUITE SHOWER ROOM** 6'4 x 4'5 with large shower cubicle with rainfall shower head over and separate wall mounted shower attachment, recessed shelf and sliding door, wall hung wash hand basin with mixer tap,

recessed shelf with fitted mirror and vanity lighting over, shaver point, WC, extractor fan, electric chrome effect heated towel rail, recessed down lighters, fully tiled walls and floor

**BEDROOM** 12'6 x 11'1 with full length double glazed window with view to Hythe hillside, under floor heating control

**BATHROOM** 5'9 x 5'7 with skylight over, panelled bath with fitted shower and shower screen over, recessed shelf, wall hung wash hand basin with mixer tap over and store cabinet under and large fitted mirror and vanity lighting over, WC with concealed cistern, recessed shelf and fitted mirror over, shaver point, electric chrome effect heated towel rail, extractor fan, recessed down lighters, fully tiled walls and floor

**SECOND FLOOR:**

**LANDING** with feature curved wall to staircase, engineered oak flooring, door to master suite, fully double glazed door to sun terrace with fitted electric blind and sea view

**MASTER SUITE** comprising:

**BEDROOM** 17'1 x 11'4 with large floor to ceiling double glazed windows and central double glazed sliding door to sun terrace and sea view, fitted remote controlled electric blinds, under floor heating and air conditioning







controls, door to dressing room, door to-

**EN SUITE BATH & SHOWER ROOM** 18'4 x 6'9 (max) with large floor to ceiling double glazed window with fitted electric blind, outlook onto terrace and sea view, raised contemporary roll top bath with freestanding mixer tap and shower attachment over, large fully tiled shower cubicle with rainfall shower head over and separate wall mounted shower attachment, shower screen and recessed shelf, large wall hung wash hand basin with drawer under, WC with concealed cistern, long recessed shelf with fitted mirrors and vanity lighting over, shelved linen cupboard with automatic light, two electric chrome effect heated towel rails, localised tiling to walls, tiled floor

**PARKING:**

The apartment has two allocated parking spaces to the secure underground parking facility with automatic lighting and remote control operated entry gates. There is a shared store room and lift service from the parking level to all floors above.

**COUNCIL TAX BAND: G**

**DRESSING ROOM** 16'1 x 6'7 (max points) with full length double glazed tilt and turn window, glazed Juliet balcony and view to Hythe hillside, fitted recessed shelves to feature curved wall, wall hung oak effect dressing table style unit with fitted mirror over and full length fitted mirror to side, walk-in wardrobe with range fitted oak effect storage furniture comprising of hanging rails, drawers and shelving units, recessed down lighters

**SUN TERRACE** 28'1 x 7'10 with tiled flooring, wood panelling and wall lights, feature pebbled roof top with view to the sea over, side aspect to beach and coastline

