



Range Road,
Hythe,
CT21 6HQ

£1,000,000



Fisherman's Beach in Hythe is a development of luxury high specification homes located on the beach, enjoying direct sea views. Built by a reputable developer all the properties provide modern contemporary living.

The available apartment is located in the "Flow Penthouse" overlooking the beach and English Channel. The apartment has private lift access directly into the main spacious hallway, wood flooring with under floor heating throughout, extending into the very spacious sitting room, double glazed windows and doors giving amazing views over Hythe, south facing balcony with panoramic views over the beach and sea.

The large modern kitchen dining room has an excellent range of units to wall and base with concealed lighting, central island with inset induction hob, storage under. integrated appliances built in oven and separate larder room. south facing windows terrace and south facing balcony.

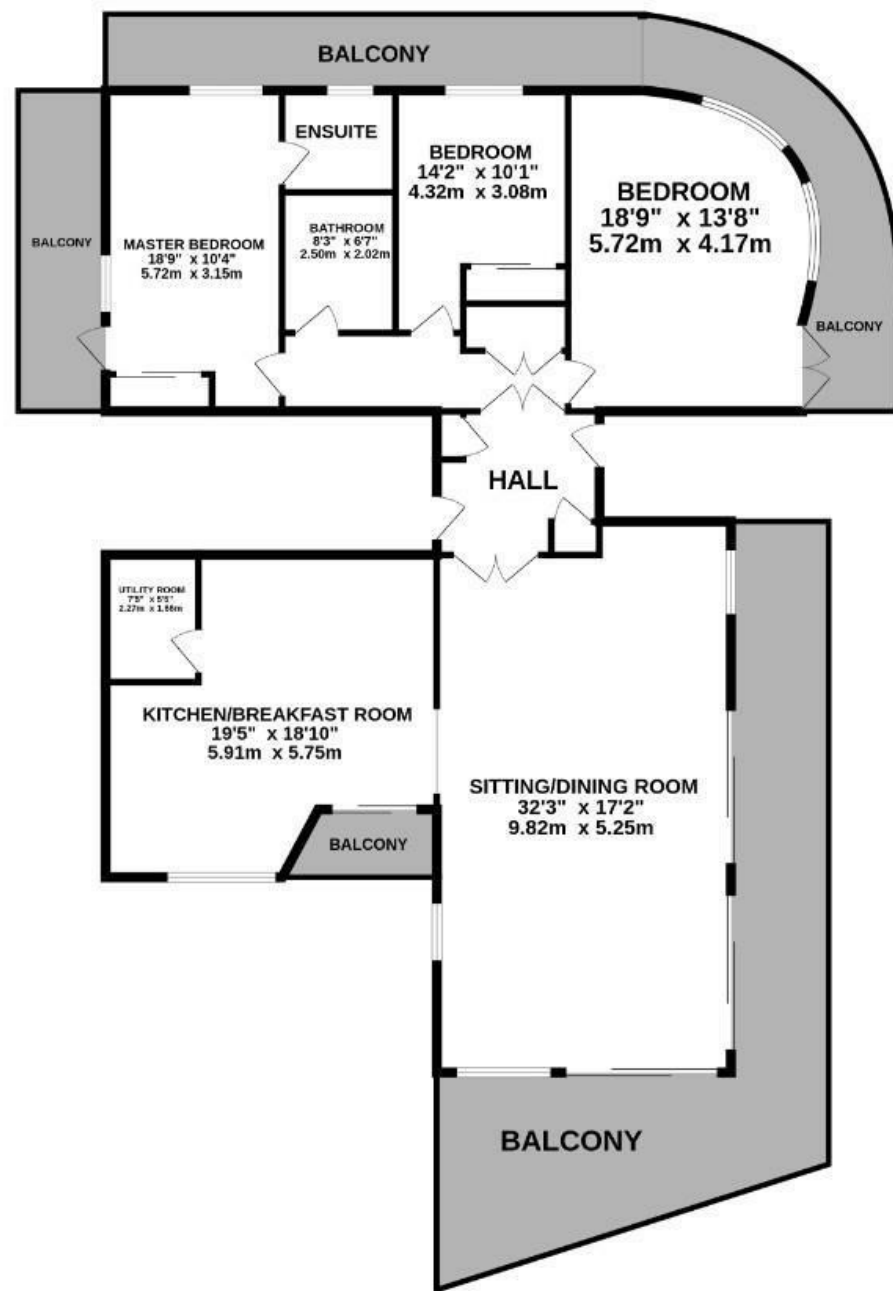
The master bedroom has double glazing and access out to a terrace with amazing views, modern en-suite shower room with tiled walls, shower cubicle, wash hand unit and low level wc. Double glazed window. Bedroom two has amazing views from curved windows with access out to terrace. Bedroom three is a generous size with double glazed window. A family size modern bathroom with tiled walls, panel bath with shower and side screens, modern sink unit, low level wc, heated towel rail.

The apartment has two private car park spaces and there are visitor's spaces provided.

Services - Mains water, gas, electricity and sewerage
Heating - Gas central heating
Broadband - Average Broadband Speed 13mb to 1000mb
Mobile Phone coverage - Good
Flood Risk - Very Low



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold
Council Tax Band: F

- STUNNING PENTHOUSE APARTMENT
- THREE BALCONIES WITH AMAZING SEA VIEWS
- STRIKING OPEN PLAN RECEPTION ROOM WITH SEA VIEWS
- UNDER FLOOR HEATING
- THREE DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM AND BATHROOM
- TWO ALLOCATED PARKING SPACES WITH ELECTRIC CHARGE POINT
- REMAINDER OF 10 YEAR NHBC GUARANTEE
- CONTEMPORARY KITCHEN WITH BUILT IN APPLIANCES
- SOUGHT AFTER BEACH FRONT LOCATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.