



Private Car Park  
This car park is for  
residents and their  
visitors only

# Fishermans Beach, Hythe, CT21 6FN

£580,000



A stunning three-bedroom end of terrace townhouse that forms the second line of this prestigious development meaning this striking row of attractive townhouse command superb views of The English Channel over the pebble topped rooftops of the villas opposite.

This striking home offers impeccably presented accommodation which is finished in a sleek contemporary style. The accommodation to the ground floor comprises a spacious reception hall with built-in utility cupboard, shower room and access to the courtyard rear garden.

On the first floor, you will find two double bedrooms and a modern family bathroom, while to the second floor, you have the benefit of open plan living, comprising a modern luxury kitchen with sea views, dining space and a spacious living room.

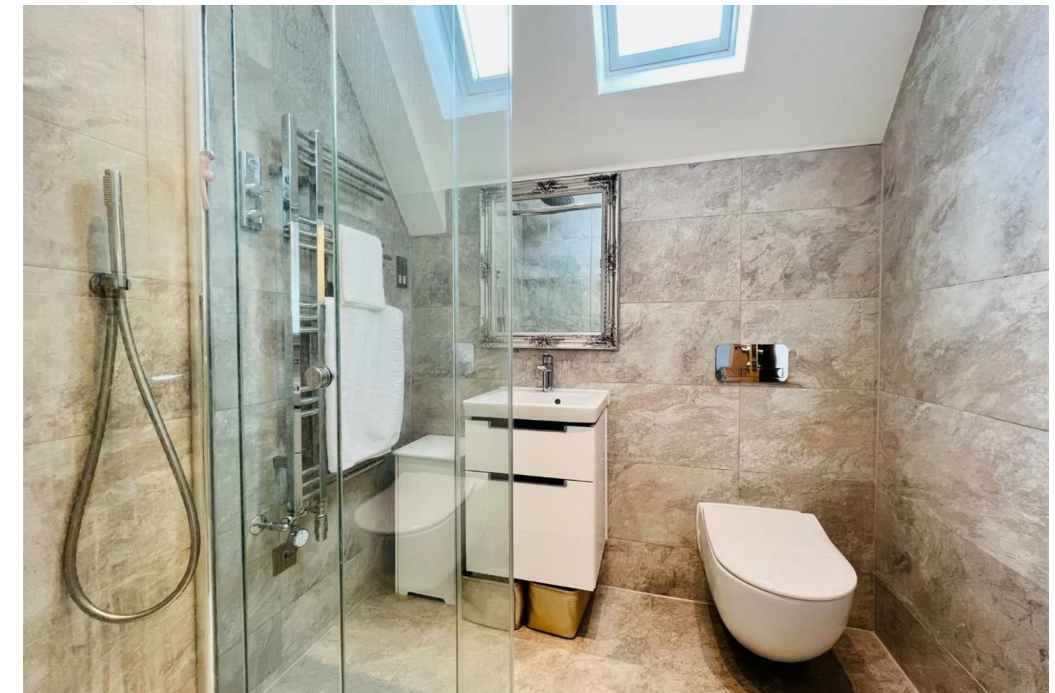
The reception area offers engineered oak flooring throughout, luxury fitted kitchen with quartz work surfaces with matching upstands and concealed lighting over, range of gloss finish store cupboards and drawers, inset four ring induction Neff hob with extractor hood over, inset one and a half bowl sink/drainer with mixer tap over, integrated Neff appliances including fridge/freezer, combination double oven/grill and microwave and dishwasher, front aspect triple glazed window enjoying a beautiful sea view, recessed downlighters, opening to dining area and living room with rear aspect triple glazed window and triple glazed door to a glazed Juliet balcony overlooking the garden.

The third floor offers a spacious landing area, ideal for use as an office space, and the master suite which boasts en-suite, a dressing room, and a private roof terrace from which to admire panoramic views over the English Channel to the French coast beyond.

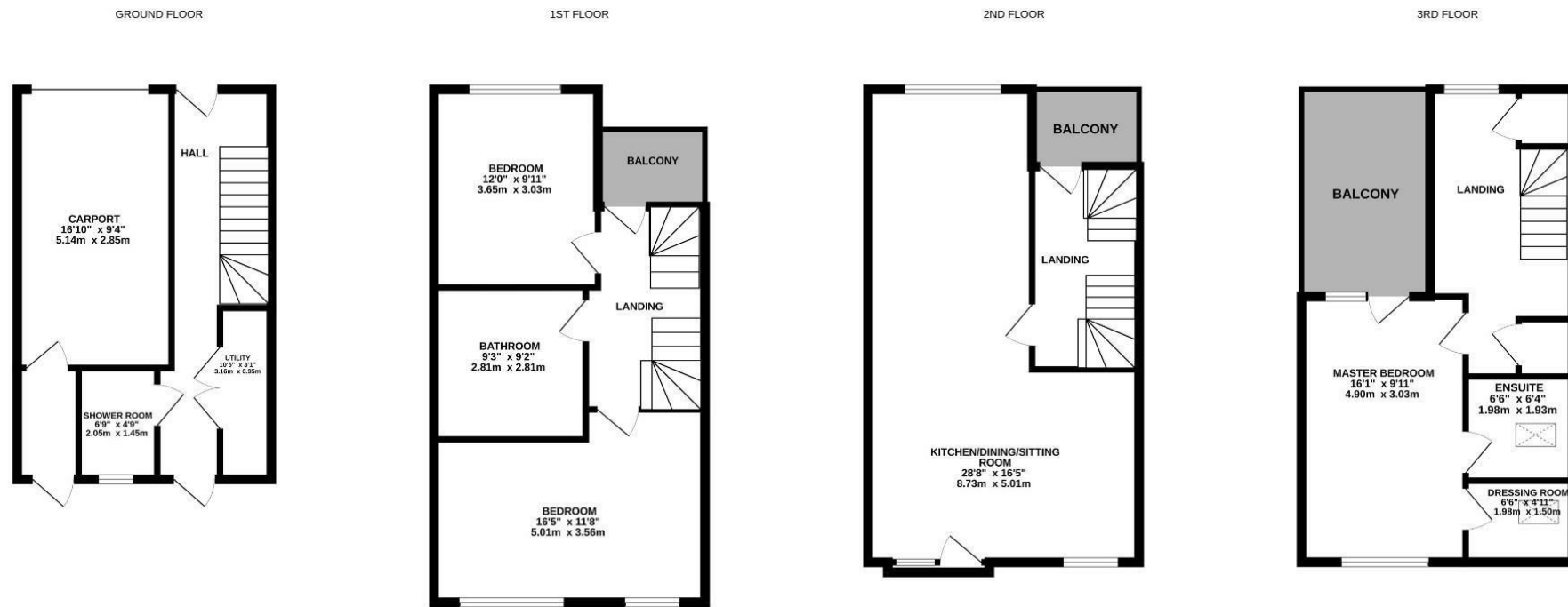
To the rear of the property is an enclosed courtyard garden offering a low maintenance space to relax and enjoy. A door leads from the courtyard to a storeroom with automatic lighting, leading through to the enclosed garage, also with automatic lighting and a remote-controlled electric roller door. There is additional off road parking space to the front with visitors' parking also available on site.

Service Charge: - We have been advised by our client that the current service charge for the development is £250.00 per annum.

Services - Mains water, gas, electricity and sewerage  
Heating - Gas central heating  
Broadband - Average Broadband Speed 14mb to 1000mb  
Mobile Phone coverage - Good  
Flood Risk - High



Tenure: Freehold  
Council Tax Band: F



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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- STRIKING THREE BEDROOM TOWNHOUSE
- AMAZING PANORAMIC SEA VIEWS
- A STONES THROW FROM THE BEACH AND THE LAZY SHACK
- ROOF TERRACE AND BALCONIES
- MODERN KITCHEN/OPEN PLAN RECEPTION AREAS
- MASTER WITH EN SUITE AND DRESSING ROOM
- TWO FURTHER DOUBLE BEDROOMS
- SHOWER ROOM AND BATHROOM
- COURTYARD GARDEN
- GARAGE AND PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.