



## Marine Parade, , Hythe, CT21 6AW

- ONE BEDROOM GARDEN APARTMENT -NO CHAIN
- FITTED KITCHEN OPEN PLAN TO SPACIOUS SITTING ROOM
- MODERN SHOWER ROOM - DOUBLE GLAZING -GAS CENTRAL HEATING
- PRIVATE FRONT GARDEN AND REAR COURTYARD.
- CLOSE TO SEAFRONT AND BEACH
- SPACIOUS HALLWAY. - ONE DOUBLE BEDROOM
- LONG LEASE - SHARE OF FREEHOLD
- PARKING SPACE - Awaiting EPC

**Guide Price £250,000**



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## DESCRIPTION

NO CHAIN: This lower ground garden apartment benefits from a long lease and has a share of the freehold. It is an ideal "first time buy or investment opportunity". A private garden to the front access leads into a spacious hallway and a very well presented one bedroom apartment. The double size bedroom has double glazed window and radiator. A modern shower room, fully tiled with spacious cubicle. low level wc and wash hand basin, frosted window, towel rail and frosted window.

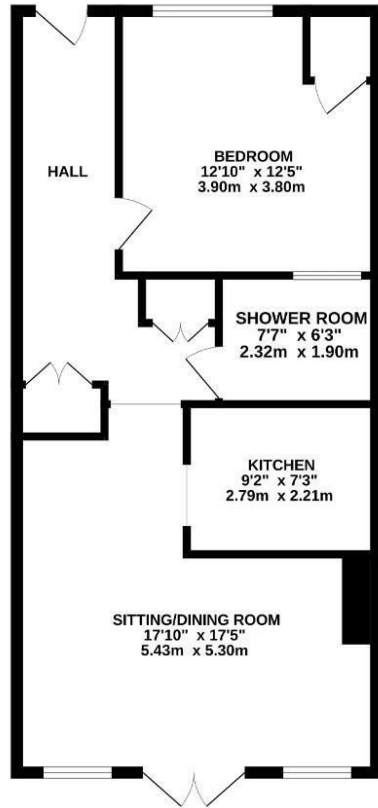
The open plan kitchen area has a good supply of white fronted units to wall and base, built in oven and inset electric hob. space and plumbing for an automatic washing machine, overlooking the spacious South facing sitting room/dining room. Doors out to an enclosed and private court yard with plenty of space to enjoy a bistro style entertaining area. Driveway from front with off road parking space.

The apartment is in a prime location, situated close to the unspoilt and pedestrianised seafront , with its long stretches of shingle beaches and on a level approach to the Royal Military Canal. easy distance of Hythe 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, Sainsbury and Aldi). You can also visit the famous Romney Hythe & Dymchurch steam railway.





GROUND FLOOR



Whilst every effort 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 reliability or efficiency can be given.  
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### Viewings

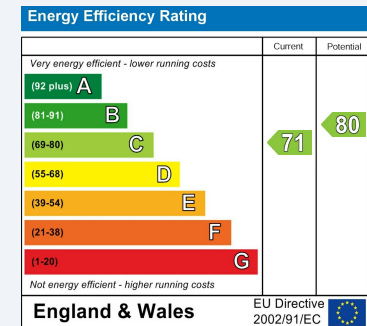
Please contact [hythe@hunters.com](mailto:hythe@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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