



Tanners Hill, , Hythe, CT21 5UE

- Stunning GROUND FLOOR Apartment - 1122 SQ FT
- SHARE OF FREEHOLD - Management fee's approx: £1,100pa
- RAK Sanitaryware installed in bathroom/en-suite with ceramic tiling
- Privacy glazing installed in principal bedroom
- Private sunny aspect garden
- 2 Double bedrooms + Luxury family bathroom & en-suite
- Bespoke fitted kitchen with Quartz worksurfaces
- Oak wooden flooring through living spaces + Underfloor heating
- Residents allocated parking & Lift to all floors
- Walking distance to Hythe Seafront & Town Centre

Offers In Excess Of £475,000



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DESCRIPTION

ENJOY THE PLEASURE OF COASTAL LIVING WITHIN THE LEAFY SECLUSION OF ONE OF HYTHE'S MOST DESIRABLE LOCATIONS. A delightful GROUND FLOOR two bedroom apartment, located within an exclusive development of 6 spacious properties found within Tanners Hill, perfectly positioned. being a few minutes walk from the town centre, the Hythe canal and beachfront.

Designed with award winning architects Clague, who have maximised their elevated position above Hythe, incorporating high ceilings, large glazing and balconies that provide far reaching sea views across the channel towards France. The spacious apartments comprise of a large open plan living space with doors accessing onto either their own private garden or a large south facing balcony from which to enjoy the spectacular views. The bespoke Roma kitchens include Neff integrated appliances and quartz worktops. The large master bedroom includes a luxury en-suite shower room and the first and second floor apartments boast Juliet balconies. All the apartments have a second generous double bedroom and separate bathroom.

Under floor heating throughout gives complete design freedom without having to plan around radiators whilst providing efficient and consistent warmth. The generous glazing throughout the apartments maximises the views, as well as flooding the space with light and letting the outside in. Each apartment has an allocated car parking space and there is an additional visitor parking space as well as a cycle store. The video entry system and 'Secured by Design' windows & doors gives security and peace of mind and the communal lift enables ease of access. A footpath adjacent to the development allows an easy, quick walk into town or to enjoy a day at the beach.





GROUND FLOOR

APARTMENT 1

Kitchen/living area	7.5m x 7.4m	24' 7" x 24' 3"
Bedroom 1	6.2m x 3.0m	20' 4" x 9' 10"
En-Suite	1.6m x 2.2m	5' 3" x 7' 3"
Bedroom 2	4.7m x 3.2m	15' 5" x 10' 6"
Bathroom	2.0m x 3.3m	6' 7" x 10' 10"
TOTAL FLOOR AREA	116.2sq.m	1250.7sq.ft

APARTMENT 2

Kitchen/living area	8.7m x 6.8m	28' 7" x 22' 4"
Bedroom 1	5.8m x 3.3m	19' 0" x 10' 10"
En-Suite	1.5m x 2.1m	4' 11" x 6' 11"
Bedroom 2	3.3m x 3.0m	10' 10" x 9' 10"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
TOTAL FLOOR AREA	104.3sq.m	1122.6sq.ft

ES: En-Suite C: Cupboard B: Bathroom

Please note: floor plans are not to scale. Dimensions given are +/- 50mm.
Please read in conjunction with site plan.

*Floorplans are indicative only. Tolman Homes reserves the right to change the specification.
Please discuss the individual plot with the sales advisor for more information.



Viewings

Please contact 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & 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.