



49 High Street, Hythe, Kent CT21 5AD



## **4 OCEAN GATEWAY FISHERMAN S BEACH, HYTHE**

**£585,000 Freehold**

Forming part of Hythe's prestigious Fisherman's Beach development, this striking town house which enjoys some super sea views, offers spacious accommodation designed to compliment a modern lifestyle. Generous open plan kitchen/ dining/ living room, 3 bedrooms (1 en-suite), bathroom & shower room. Courtyard garden and parking. EPC B.



**4 Ocean Gateway  
Fisherman s Beach  
Hythe CT21 6FN**

**Entrance Hall, Shower Room**

**First Floor: Balcony, 2 Bedrooms, Bathroom**

**Second Floor: Open-Plan, Living/Dining/Kitchen, Balcony**

**Third Floor: Master Bedroom, Balcony, En-Suite Shower Room,  
Dressing Room**

**Car Port To The Front, Rear Courtyard Garden**

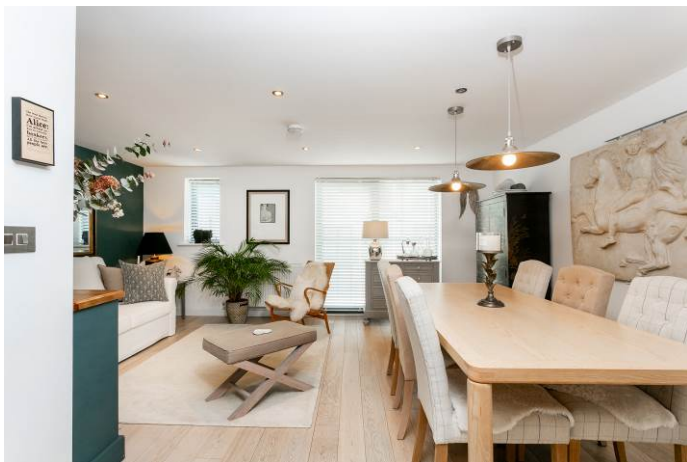
**DESCRIPTION**

Ocean Gateway 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. The house has been finished to an exacting standard and offers impeccably presented accommodation which is finished in a sleek contemporary style. Designed to compliment a modern lifestyle, the accommodation comprises a shower room (perfect if you re coming back from a swim in the sea) and a utility cupboard on the ground floor, two bedrooms and a bathroom on the first floor, a generous open plan kitchen/dining/living space on the second floor. The top floor comprises the principal bedroom suite with en-suite shower room and dressing room. Accessed from the bedroom is a secluded terrace from where stunning views of the sea can be enjoyed. The house also benefits from a paved courtyard garden and a covered parking space.

**SITUATION**

Fisherman s Beach is considered to be a particularly desirable area of Hythe comprising a pleasing combination of detached villas, apartments and town houses with direct access to the beach where one can dine alfresco at The Lazy Shack based in The Old Lifeboat Station which also incorporates The Lazy Shack Shop selling a variety of seasonal fresh fish and other locally sourced produce. Further along the seafront is The Waterfront , a renowned fine dining restaurant and cocktail bar. The town centre, beyond the historic Royal Military Canal, is within a pleasant walk with its vibrant High Street offering a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also an excellent selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs, The Hotel Imperial with its leisure centre, gym and spa, the sailing club as well as other water sports facilities. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approx. 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



## **ENTRANCE HALL**

Entered via a composite door with central opaque glazed panel, staircase to 1st floor, ceramic tiled floor, radiator, access to utility cupboard housing a wall mounted Glo Worm gas fired boiler, pressurised hot water cylinder, space and plumbing for washing machine and tumble dryer, double glazed door to rear courtyard garden, recessed lighting, radiator.

## **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, wall hung wash basin with mixer tap and vanity drawers below, low level WC with concealed cistern, recessed lighting extractor fan, opaque double glazed window to rear, tiled walls, tiled floor, heated ladder rack towel rail.

## **FIRST FLOOR LANDING**

Staircase to 2<sup>nd</sup> floor, recessed lighting, doors to bedrooms and bathroom, double glazed tilt and turn door to:

## **BALCONY**

With glazed balustrade.

## **BEDROOM 2**

(currently being utilised as a sitting room)

Double glazed full height windows and double glazed door opening on to a Juliet balcony overlooking the garden, recessed lighting, radiator.

## **BEDROOM 3**

Double glazed window to front, recessed lighting, radiator.

## **BATHROOM**

Panelled bath with mixer tap and rainhead shower over and separate hand held attachment, glazed shower screen,

fully tiled walls, tiled floor, heated ladder rack towel rail, extractor fan, shaver point, recessed lighting.

## **SECOND FLOOR LANDING**

Staircase to 3<sup>rd</sup> floor, door to open plan living space, radiator, double glazed tilt and turn door to:

## **BALCONY**

With glazed balustrade.

## **OPEN PLAN KITCHEN AND LIVING SPACE**

### **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Neff dishwasher, square edge quartz work surfaces inset with undermounted 1 ½ bowl sink and grooved drainer to side, Neff induction hob with extractor hood above, coordinating upstands, coordinating wall cupboards incorporating integrated Neff fridge/freezer, combination double oven/grill and microwave, coordinating peninsula breakfast bar with cupboards beneath, engineered oak flooring, double glazed window to front enjoying a sea view, recessed lighting.

### **LIVING/DINING SPACE**

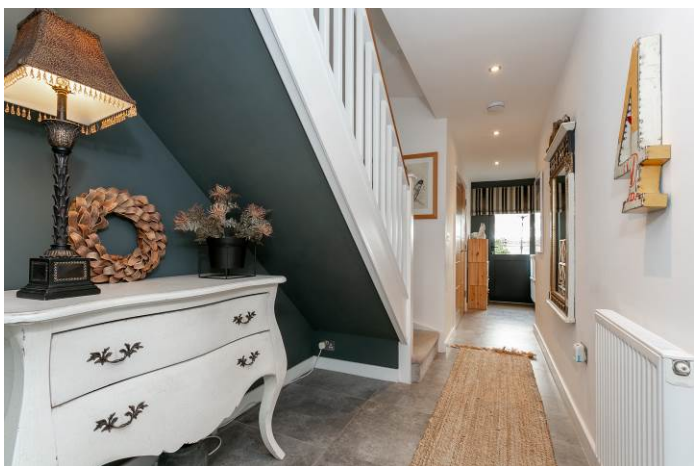
With double glazed full height windows and double glazed door opening on to a Juliet balcony overlooking the garden, two radiators, engineered oak flooring, recessed lighting.

## **THIRD FLOOR LANDING**

Access to deep storage cupboard and further storage cupboard, double glazed window to front, radiator, doors to:-

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## **PRINCIPAL SUITE**

Set beneath a vaulted ceiling. Double glazed window to rear, door to walk in wardrobe and en-suite shower room, double glazed tilt and turn door opening onto:

## **SUN TERRACE**

Enjoying a stunning panoramic sea view, with glazed balustrade, decked flooring, power and light.

## **EN SUITE SHOWER ROOM**

Tiled shower enclosure with rainhead shower and separate hand held attachment, wall hung WC with concealed cistern, wash basin with mixer tap and vanity drawers below, fully tiled walls, tiled flooring, heated ladder rack towel rail, extractor fan, recessed lighting, Velux window, shaver point.

## **WALK-IN WARDROBE**

Range of fitted storage options comprising hanging rails, shelves and drawers. Velux window.

## **OUTSIDE**

To the front of the property is a block paved open **Car Port** with security lighting and door giving access to:

**Enclosed Walkway** leading to:

## **REAR GARDEN**

The courtyard garden has been paved in natural stone for ease of maintenance, well enclosed by timber pannelled fencing and provides the perfect environment for alfresco dining and entertaining, outside light, outside tap.

**EPC Rating B.**

## **COUNCIL TAX**

Band F approx. £3173.49 (2022/23)  
Folkestone & Hythe District Council.

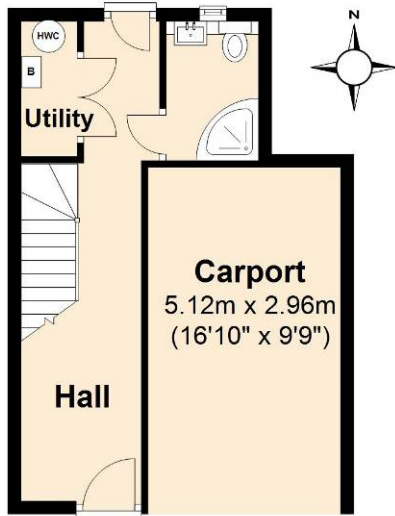
## **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



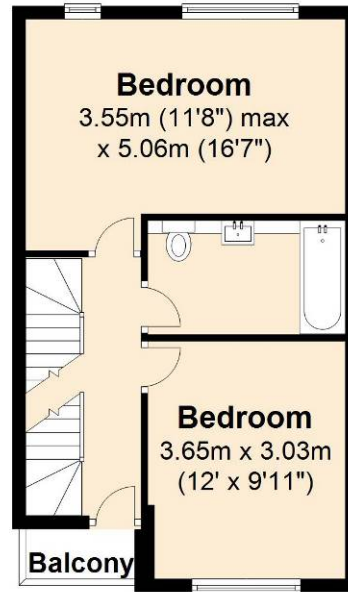
## Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



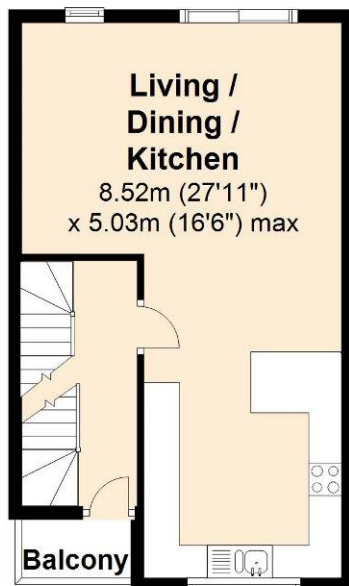
## First Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



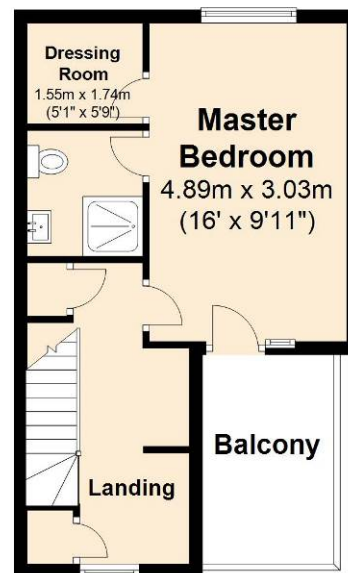
## Second Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



## Third Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



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