



49 High Street, Hythe, Kent CT21 5AD



**APARTMENT 4,  
8 MARINE PARADE, HYTHE**

**£325,000 Leasehold**

**To include a share of the freehold**

The subject of a recent refurbishment executed to an exacting standard, a stunning second floor flat in a prime beach front location from where it commands stunning sea views. The accommodation includes a generous open plan kitchen/dining/living space overlooking the sea and 2 double bedrooms (1 en-suite) EPC C.



## **Second Floor Flat 8 Marine Parade, Hythe CT21 6AJ**

### **Communal Entrance Hall, Entrance Hall, Open Plan Kitchen/Dining/Living Space, Two Double Bedrooms (one with En-Suite Shower Room), Bathroom and Cloakroom**

#### **DESCRIPTION**

This stunning second floor flat forms part of an elegant Victorian beach front house which has been renovated in its entirety to provide four beautifully appointed flats in a prime sea facing position.

The smart communal hallway has a contemporary doorway opening to the flat itself which offers elegantly proportioned accommodation with wood effect floors in the kitchen area which benefits from integrated appliances and quartz work tops, and is open plan to the living/dining space which is flooded with light from large double glazed windows which face south and overlook the sea. There are two double bedrooms, the principal room with en-suite shower room, a smart contemporary bathroom and a cloakroom.

There are a number of parking spaces which are available by separate negotiation.

#### **SITUATION**

In a prime location, situated directly on the unspoilt and pedestrianised seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches and on a level approach to the Royal Military Canal. Beyond this is the bustling 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). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as water sports facilities. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 18 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 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter.

The Channel Tunnel Terminal is only 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Staircase to second floor.

### **ENTRANCE HALL**

Access to deep storage cupboard housing the hot water cylinder and plumbing for washing machine, recessed lighting, doors to bedrooms and cloakroom, open through to:-

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

With timber effect flooring throughout.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, square edged quartz worksurface inset with stainless steel undermounted sink with mixer tap and grooved drainer to side, coordinating up stands, coordinating wall cupboards, further bank of coordinating full height cupboards incorporating integrated fridge and freezer and integrated double oven, coordinating island with square edged quartz worksurface inset with induction hob with integrated extractor, timber effect flooring.

### **LIVING SPACE**

Three double glazed windows to front enjoying view of the sea, recessed lighting, two radiators, door to:-

### **BATHROOM**

Panelled bath with central mixer tap, wash basin with vanity cupboards and drawers below, low level WC with concealed system, double glazed window, heated ladder rack towel rail, recessed lighting, timber effect flooring.

### **BEDROOM 1**

Double glazed window to rear with pleasant views across Hythe and of St Leonards Church in the distance, recessed lighting, radiator, door to:-

### **EN-SUITE SHOWER ROOM**

Twin sized shower enclosure with thermostatically controlled rain-head shower and separate handheld attachment, low level WC, wash basin with mixer tap and vanity cupboards below, recessed lighting, extractor fan, heated ladder rack towel rail, timber effect flooring.

### **BEDROOM 2**

Double glazed window to rear with pleasant views across Hythe and of St Leonards Church in the distance, recessed lighting, radiator.

### **CLOAKROOM**

Low level WC, wash basin with taps vanity cupboard below, heated ladder rack towel rail, obscure double glazed window, recessed lighting, timber effect flooring.

### **LEASE**

The remainder of a 999 Year lease.  
To include a share of the freehold.

### **Service Charge**

£1750 Per annum

### **EPC Rating Band C**

### **COUNCIL TAX**

Band B approx. £1788.63 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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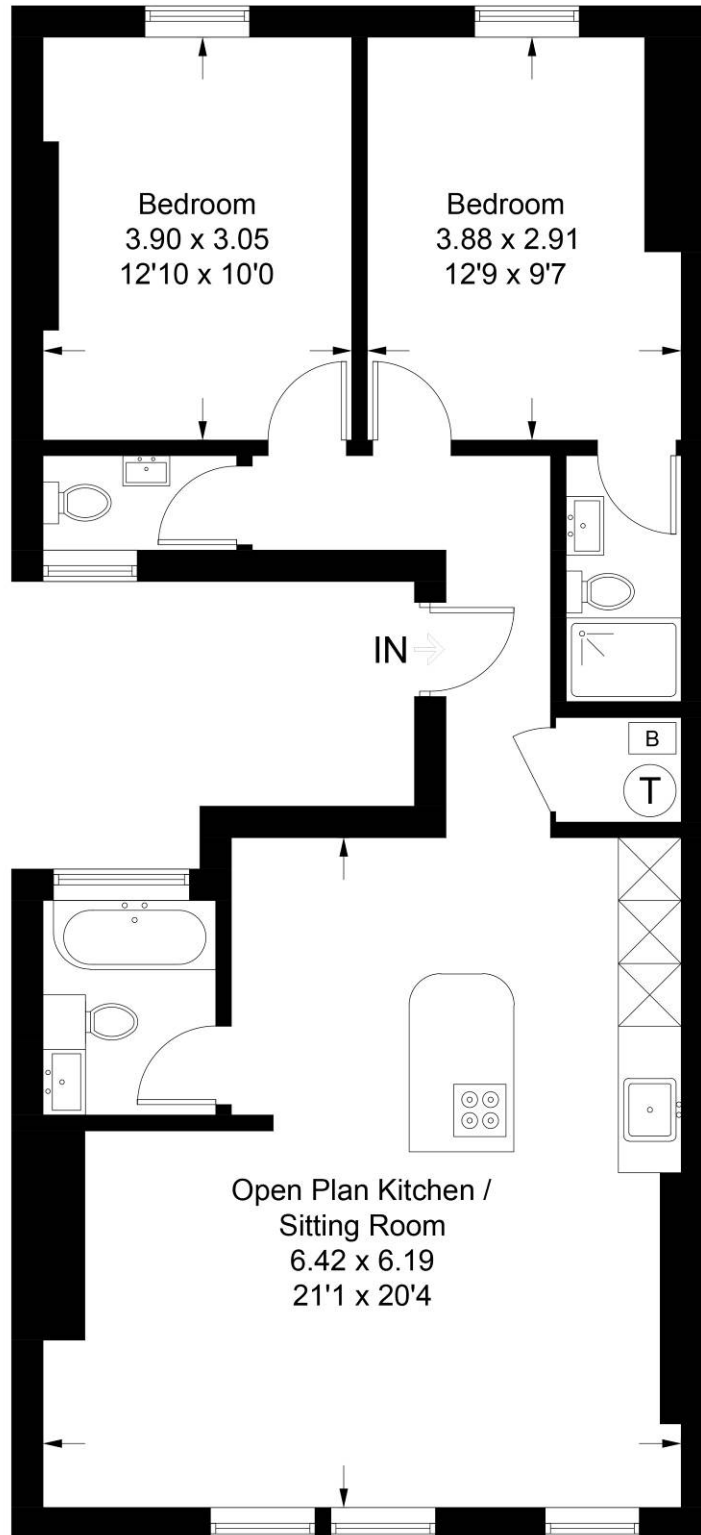






# Second Floor Flat, Marine Parade, Hythe, CT21

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft



## Top Floor Flat

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