



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



2 CASTLE BAY SANDGATE

OFFERS OVER £350,000 Leasehold

To include a share of the Freehold

Situated in an enviable beach front location, this spacious first floor apartment commands magnificent views of the sea. The beautifully presented accommodation includes an entrance hall, sitting/dining room, fitted kitchen, two double bedrooms, bathroom and separate cloakroom. Garage. EPC C.



2 Castle Bay Sandgate CT20 3DU

**Entrance Hall, Sitting/Dining Room, Kitchen,
Two Double Bedrooms, Bathroom, Separate Cloakroom, Garage**

DESCRIPTION

A stunning first floor apartment in a prime location which is perfectly positioned to command magnificent views of the sea from all the principal rooms. The apartment has been beautifully refurbished by the current owners and now offers impeccably presented accommodation with a high standard of finish throughout. It comprises an entrance hall, generous sitting/dining room, fitted kitchen, two double bedrooms, bathroom and separate cloakroom.

The property also benefits from attractive communal gardens, a garage en-bloc and no onward chain.

SITUATION

In a prime location, situated directly on the seafront at Sandgate, Castle Bay is only a short walk along the promenade to the charming and sought-after village centre, with its eclectic mix of local and boutique shops, pubs and restaurants.

The Cinque Ports Town of Hythe, with its wider range of amenities is approximately 3 miles away to the west and the larger town of Folkestone is about 2 miles to the east. There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, a choice of golf courses in the immediate vicinity, together with the Hotel Imperial Leisure Centre.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter.

The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant. (All distances are approximate).

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The accommodation comprises:

COMMUNAL ENTRANCE

Entered via a double glazed door, stairs to:

ENTRANCE HALL

Entered via a timber effect composite door, access to cloaks cupboard and deep storage cupboard, doors to:

SITTING/DINING ROOM

Double glazed window to front and side enjoying panoramic views of the sea and around the bay (fitted with plantation style shutters) coved ceiling, radiator, opening through to kitchen, recessed lighting.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated Bosch oven, Bosch slimline dishwasher and washing machine. Granite worksurfaces inset with undermounted ceramic butlers sink with mixer tap, Bosch induction hob with extractor hood above, coordinating up stands, coordinating wall cupboards, integrated fridge and freezer, coordinating breakfast bar area with cupboards beneath, double glazed full height window to side enjoying views of the sea (fitted with plantation style shutters, coved ceiling, tiled floor, radiator, door to:

CLOAKROOM

Low-level WC, wall hung wash basin with mixer tap, tiled splashback, coved ceiling, tile floor.

BATHROOM

P ended panelled bath with thermostatically controlled shower over and glazed shower screen, low-level WC with concealed cistern. wash basin with mixer tap set into worksurface with vanity cupboard and

drawers below, mirror with recessed lighting over, extractor fan, coved ceiling, heated ladder towel rail, tiled floor.

INNER HALL

Doors to:

BEDROOM 1

Built in wardrobe cupboards concealed by sliding doors, double glazed windows to front and side enjoying views of the sea (fitted with plantation style shutters), coved ceiling, radiator.

BEDROOM 2

Pair of double glazed windows to side enjoying views of the sea (fitted with plantation style shutters), coved ceiling, radiator.

GARAGE

En-bloc. Up and over door to front, obscure glazed window to rear.

LEASE

We understand the property is offered for sale with the benefit of a share in the freehold.

SERVICE CHARGE £1500.00 per annum

NB. All information should be verified between solicitors

EPC Rating C

COUNCIL TAX

Band C approx. £2065.55 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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









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