



Fishermans Beach

Hythe
CT21 6FN

Asking Price Of **£600,000**
Freehold

Contemporary Property
Beach Front Location
Three Double Bedrooms
Master Suite With Shower Room & Dressing Room
Roof Terrace With Stunning Views
Quality Fitted Kitchen With Neff Appliances
Open Plan Living
Sea Views





Located on this exclusive seafront development, and within walking distance of Hythe's Town Centre itself and also within level walking distance as is Hythe's historic Royal Military Canal. There is an excellent array of independent shops, together with a Waitrose and Sainsbury's stores, and an Aldi close by. Doctors' surgeries, dentists, public library, and St Leonard's Church are also all located centrally. The M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately 15 minutes by car), giving access to London St Pancras in approximately 50 minutes.

Mapps Estates are delighted to bring to the market this simply stunning and immaculate, three double bedroom end of terrace town house on the prestigious Fisherman's Beach development. The accommodation to the first floor comprises a spacious entrance hall with built in utility area, shower room and access to the courtyard rear garden. On the first floor, you will find two bedrooms and the modern family bathroom. While to the second floor, you have the benefit of open plan living, comprising a modern luxury kitchen with sea views, dining space and spacious living room. The third floor offers a spacious Landing area, ideal for an office space and the master suite which boasts en-suite facilities, a dressing room, and a good size balcony/terrace. Here, you have the most amazing panoramic views over the English Channel. Off road parking is also available, as is direct access onto the beach itself. Viewing comes highly recommended to really appreciate what this seaside home has to offer.

Entrance Hall

With ceramic tiled flooring, inset ceiling spotlights, radiator, built in utility cupboard housing Glow Worm gas fired boiler and pressurised hot water cylinder, space and plumbing for washing machine, triple glazed door leading out on the courtyard garden and door to:

Shower Room

A high quality 'Villeroy and Boch' suite comprising enclosed shower cubicle, concealed WC, vanity wash hand basin with mixer tap over and draws under, fully tiled walls, tiled flooring, chrome effect heated towel rail, extractor fan, inset ceiling spot lights, triple glazed frosted window to rear.

First Floor

Landing

With staircase to second floor, doors to bedrooms and family bathroom, triple glazed door to:

Covered Balcony

With glazed balustrade with stainless steel handrail, decked flooring, and wood panelled walls.

Bedroom 12'0 x 9'11

With triple glazed window to front, radiator, inset ceiling spotlights.

Bedroom 16'7 x 11'8 max points

With triple glazed windows to rear, triple glazed door opening on to a Juliet balcony overlooking the garden, inset ceiling spotlights.

Modern Bathroom

A high-quality white 'Villeroy and Boch' suite comprising panelled bath with glazed folding shower screen to side, mixer tap over and rainwater shower head over, concealed WC, vanity wash hand basin with mixer tap over and storage draws under, fully tiled walls with inset mirror to one wall, tiled flooring, chrome effect heated towel rail, extractor fan, shaver point,



inset ceiling spotlights.

Second Floor

Landing

With door to open plan living space, triple glazed door to:

Covered Balcony

With glazed balustrade with stainless steel handrail, decked flooring, and wood panelled walls.

Open Plan Kitchen and Living Space 27'11 x 16'6 max points

Modern Fitted Kitchen

With a comprehensive range of matching 'Umbermaster' wall and base units, square edge quartz work surfaces, inset four ring induction Neff Hob with extractor hood over, inset one and a half bowl, single drainer sink unit with mixer tap over, integrated Neff appliances including

fridge/freezer, combination double oven/grill and microwave and dishwasher, engineered oak flooring, triple glazed window to front enjoying beautiful sea view, inset ceiling spotlights.

Living Room & Dining Area

With triple glazed window to triple glazed window to rear and triple glazed door opening onto a Juliet balcony and overlooking the garden, inset ceiling spotlights, engineered oak flooring, radiator.

Third Floor

Landing

Ideal for an office/study space with triple glazed window to front, built in shelved linen cupboard, additional built in storage cupboard, radiator, door to:



Master Suite Comprising

Bedroom 16'0 x 9'11

With triple glazed window to rear, and triple glazed door opening onto:

Spacious Balcony/Terrace 6'7 x 11'0

Giving stunning panoramic views over Fisherman's Beach and the English Chanel, with glazed balustrade and stainless steel handrail, decked flooring and wood panelled walls, power and light.

En-Suite Shower Room

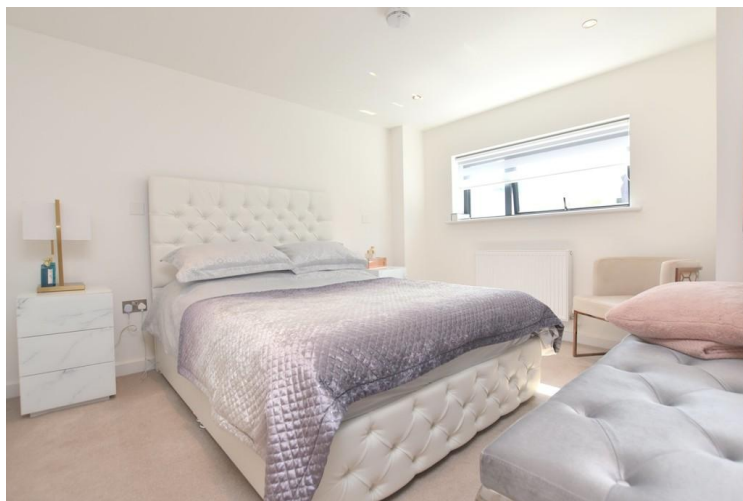
A high quality 'Villeroy and Boch' suite comprising enclosed shower cubicle with rain head shower and attachment, concealed WC, vanity wash hand basin with mixer tap over and draws under, fully tiled walls, tiled flooring, chrome effect heated towel rail, extractor fan, inset ceiling spot lights, high level Velux window, shaver point.

Walk in Wardrobe/Dressing Room 5'9 x 5'1

With high level Velux window, hanging space and storage.

Outside:

The rear enclosed courtyard garden has been tastefully paved and now offers a low maintenance space to relax and enjoy. There is benefit of an outside light, tap, built-in storage cupboard (ideal for bike storage) and automatic cassette awning. Off road parking is available to the front with visitors parking also available.

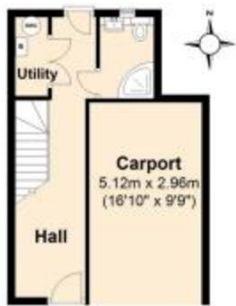


Local Authority Council Tax Band EPC Rating

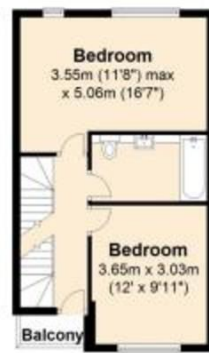
Folkestone & Hythe District Council
TBC
B



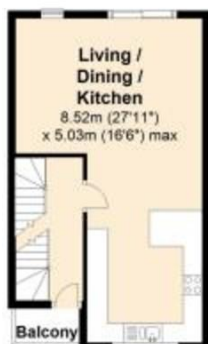
Ground Floor
Approx. 33.3 sq. metres (358.4 sq. feet)



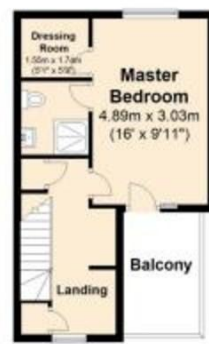
First Floor
Approx. 40.6 sq. metres (436.5 sq. feet)



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



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



Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.