



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



23, Lower Corniche, Hythe, CT21 5TP

2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION



## Leasehold



### 23, Lower Corniche, Hythe, CT21 5TP

- Bright & Airy Top Floor Apartment
- Over 800 Sq.Ft Of Spacious Accommodation
- Balcony With Desirable Sea Views
- Two Bedrooms Both With Ensuite
- Open Plan Living Area Leading To Balcony
- Spacious Kitchen Breakfast Room
- Allocated Parking Space
- Long Lease – Approx 104 Years Remaining



#### SITUATION:

Hythe is a historic coastal town on the south-east coast of England, it is famous for its beautiful seafront, where visitors can enjoy the long, pebble-strewn beach, peaceful promenades, and lynx golf course. The town has a bustling traditional high street with a wide variety of restaurants, independent shops and local boutiques as well as a large Waitrose and a Sainsbury's.

There is a good bus service running to the coastal town of Folkestone where it connects to the mainline station where there are high speed rail services to London. The arty seaside town of Folkestone has been undergone a regeneration programme and includes everything from the new creative quarter, improved transport links, and the huge redevelopment project along the seafront. The Folkestone Triennial Festival, founded in 2008, happens every three years and draws international artists who exhibit their creativity around the town. Many of the pieces have remained in Folkestone,

attracting attention from cultural tourists. Regular sporting activities are available around the town and seafront, including many watersports. The Coastal Park attracts runners, walkers, and cyclists as they take the paths through landscaped gardens and along the promenade to Sandgate and Hythe. For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel.

The nearby city of Canterbury, renowned for its UNESCO World Heritage status, is a short drive away and offers a wealth of history, culture, and shopping opportunities. The iconic Canterbury Cathedral is a must-visit landmark, and the city is also home to a wide variety of independent shops, restaurants, and cafes. The cobbled streets and picturesque medieval buildings create a charming setting, with cultural events, festivals, and theatre productions adding to the vibrant atmosphere.





#### DESCRIPTION:

An exceptionally desirable two-bedroom apartment, boasting an enviable top-floor position with stunning panoramic Channel views stretching from the French coast in the east to Dungeness in the west. Lower Corniche is an executive development located in the sought-after seaside town of Hythe, offering an abundance of cafés, bars, and restaurants right on your doorstep.

The attractive promenade, which links to the neighbouring towns of Sandgate and Folkestone, provides a scenic coastal walk or cycle path just moments away.

The Royal Military Canal terminates at the end of the road and also provides beautiful walks and excellent links along its towpath into Hythe town and beyond towards Port Lympne



This 800 sq. ft. apartment with lovely high ceilings features a partially open-plan living area, with doors opening directly onto a large private balcony – perfect for alfresco dining and entertaining.

French doors lead from the living room into a spacious kitchen/breakfast room, which includes ample dining space and a breakfast bar—creating a welcoming and sociable environment. The kitchen is well-appointed with a range of fitted units and integrated appliances, including a dishwasher, fridge-freezer, oven, and gas hob.

There are two bedrooms, both with en suite bathrooms. The principal bedroom further benefits from a walk-in wardrobe.

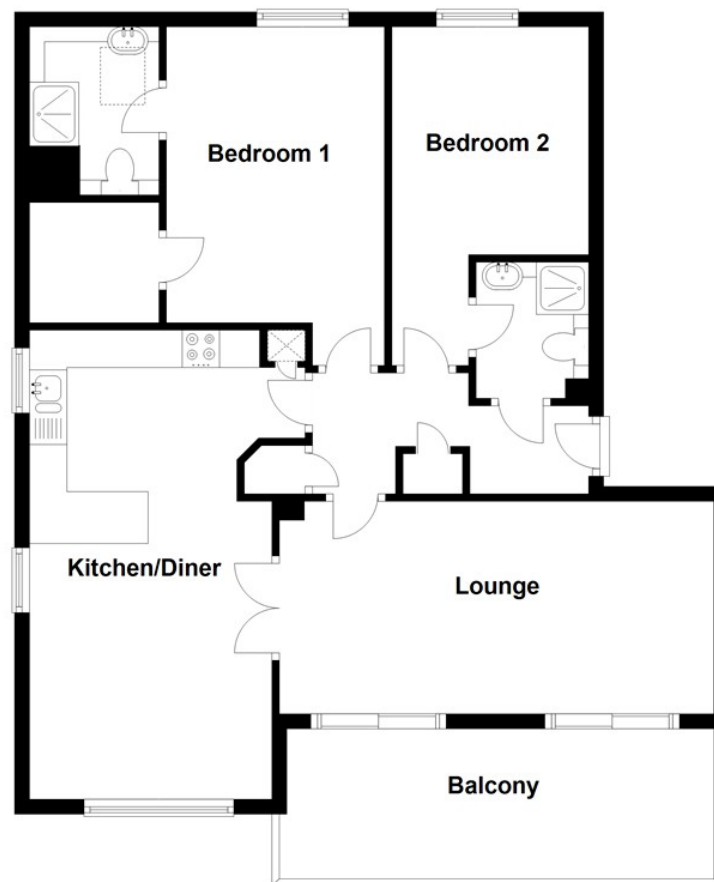
The property includes one allocated parking space, additional visitor bays, and ample on street parking along the promenade.

#### AGENTS NOTE:

A 125-year lease was created in April 2004. We understand from the vendor that the current maintenance charge is approximately £140 per month.

The property could be sold fully furnished and is available chain free.

The block benefits from a lift and telephone entry system.



TOTAL FLOOR AREA: 832 sq. ft (77 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
Lease 125 years from April 2004  
Approx £140 a month service charges

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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