



Marine Parade

Hythe CT21 6AJ

- Luxury Garden Flat
- Recently Fully Refurbished
- Spacious Living Room
- Shower Room & En Suite Bathroom
- High Energy Efficiency Rating
- Two Double Bedrooms
- Contemporary Kitchen/Breakfast Room
- Private Courtyard
- Generous Garden & Parking Space
- Close To Seafront

Asking Price £290,000 Leasehold





Mapps Estates are delighted to bring to the market this immaculately presented and recently fully refurbished luxury garden flat conveniently located only a short walk from the seafront and within level walking distance of the town centre. The well-proportioned accommodation comprises a contemporary kitchen/breakfast room with quartz worktops and integrated appliances, a spacious living room opening to a private courtyard and storage area, two double bedrooms, a shower room and an en suite bathroom. In addition, the property enjoys its own garden and patio, and comes with an allocated parking space. An early viewing of this impressive and well-appointed apartment comes highly recommended.

Located adjacent to Hythe's seafront and within a short walk of the beach and promenade. The town centre is within easy reach as is the 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, a 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 fifteen minutes away by car), giving access to London St Pancras in approximately 50 minutes.

Kitchen/Breakfast Room 12'6 x 8'7

UPVC frosted double glazed back door, UPVC double glazed window looking onto garden, contemporary fitted kitchen comprising a range of dark blue woodgrain effect store cupboards and drawers, quartz worktops, breakfast bar and matching upstands, inset stainless steel sink with mixer tap over and integral drainer to worktop, four ring Neff induction hob with Neff extractor over, matching high level Neff electric oven and microwave, integrated fridge/freezer, integrated dishwasher and washing machine, wood effect LVT flooring, recessed downlighters, electric radiator, opening to inner hallway.

Inner Hallway

With large airing cupboard with coat-hanging space, recessed downlighter and pressurised hot water cylinder, recessed downlighters, doors to bedrooms, shower room and living room.

Living Room 18'1 x 11'11

With recessed downlighters, UPVC frosted double glazed tilt & turn window opening to an enclosed light well, large UPVC double glazed window and sliding door opening to the courtyard.

Courtyard 14'1 x 11'

A private courtyard laid to paving and a feature wall finished in wooden slats, two outdoor wall lights, opening to a covered storage area to the side (11'9 x 6).

Bedroom 13'9 x 7'5

With UPVC double glazed window, cupboard housing consumer unit, recessed downlighters, electric radiator.

Shower Room 10'11 x 4'5

With shower cubicle with sliding screen, rainfall shower and separate hand-held shower attachment and marble effect aquaboard panelling, extractor fan over, wall-hung wash hand basin with mixer tap and quartz splashback over, WC, electric heated towel rail, recessed downlighters, wood effect LVT flooring.

Bedroom 15'7 x 9'6

With UPVC double glazed window looking onto garden, recessed downlighters, electric radiator, door to en suite bathroom.

En Suite Bathroom 8'4 x 5'6

With UPVC frosted double glazed window, shower bath with central mixer tap, wall-mounted rainfall shower and separate hand-held shower attachment with curved shower screen to side and tiled walls

over, vanity unit comprising wash hand basin with mixer tap and tiled splashback over and store cabinets and drawers under, WC with concealed cistern to side, quartz shelf and large fitted mirror with recessed downlighters over and shaver point to side, wood effect LVT flooring, electric chrome effect heated towel rail, recessed downlighters.

Outside:

To the rear of the property is a generous garden, mostly laid to lawn and with a paved patio and outside tap by the back door, A brick block paved pathway leads from the back door to the parking and bin store area where there is an allocated parking space.

Lease:

We have been advised by our client that the property comes with the remainder of a 999 year lease from 2024.

Service Charge & Ground Rent:


We have been advised by our client that there is a peppercorn ground rent; the service charge is currently set at approximately £1,750.00 per annum.





Approx Gross Internal Area
 82 sq m / 883 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.