

49 High Street, Hythe, Kent CT21 5AD

NO FORWARD CHAIN



**7 THE TERRACE APARTMENTS
WEST PARADE, HYTHE**

A well proportioned second floor apartment in a highly regarded prime seafront development enjoying magnificent sea views. The attractively presented accommodation comprises a sitting/dining room open plan to the kitchen, south facing balcony, 2 double bedrooms (1 en-suite) and a bathroom. 2 allocated parking spaces. EPC C.

**£365,000 Freehold
To include a share in the Freehold**



**7 Terrace Apartments
West Parade
Hythe CT21 6DQ**

**Entrance Vestibule, Entrance Hall
Sitting/Dining Room, Kitchen
2 Bedrooms (En-Suite Shower Room), Bathroom
Entry Phone System, Lift Service, 2 Allocated Parking Spaces**

DESCRIPTION

This well-located second-floor apartment forms part of a small and highly regarded development on West Parade. The building is served by a lift and the property offers bright, well-proportioned and attractively presented accommodation. The layout includes an entrance hall, a generous sitting/dining room with open-plan kitchen, opening onto a south-facing balcony from where a magnificent panorama of the sea and around the bay to Dungeness can be enjoyed. There are two double bedrooms, the principal bedroom benefiting from an en-suite shower room and sea views, along with a separate family bathroom.

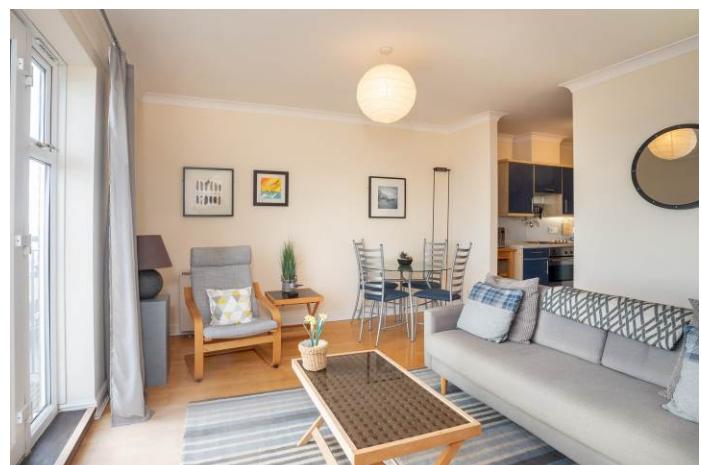
The property is offered for sale with a long lease and the purchase price also includes a share in the freehold. There are also two allocated parking spaces within the car park to the rear of the building.

SITUATION

In a prime beachfront location, very close to the prestigious Fisherman's Beach development and moments from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of unspoilt shingle beaches where one can dine in style at the Waterfront or on the beach itself at The Lazy Shack. The house is also on a level approach to the Royal Military Canal and to the nearby bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. Hythe Bay Primary School is also very accessible. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

The area is fortunate in having particularly good communications with a main line 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 (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

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The accommodation comprises:

COMMUNAL ENTRANCE HALL

With entry phone system, lift and stairs rising to the second floor landing where a panelled door gives access to the:

ENTRANCE VESTIBULE

Timber effect flooring, coved ceiling, door to:

ENTRANCE HALL

Timber effect flooring, coved ceiling, built-in heated linen cupboard housing Megaflow hot water cylinder, electric heater, doors to:

SITTING ROOM

Timber effect flooring, coved ceiling, double glazed casement doors with double glazed windows to either side opening to the balcony from where a magnificent panorama of the sea and around the bay to Dungeness can be enjoyed, electric heaters, open plan to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating freestanding dishwasher and integrated electric oven, roll-top work surfaces inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner electric hob, range of coordinating wall cupboards and corner display shelving with concealed lighting beneath, space for freestanding American style fridge/freezer, timber effect flooring, coved ceiling.

UTILITY ROOM

Work surface with provision beneath for washing machine and tumble dryer, wall cupboards above, timber effect flooring, extractor fan.

BEDROOM

Timber effect flooring, bespoke hanging rail and shelving in an industrial style, coved ceiling, double glazed window to front enjoying far reaching views of the sea, built-in shelved storage cupboard, electric heater, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low level WC, pedestal wash basin with mixer tap, tiled walls, extractor fan, electric heater.

BEDROOM

Timber effect flooring, built-in wardrobe cupboard, double glazed window to rear enjoying an open aspect over Hythe's picturesque hillside, electric heater.

BATHROOM

Panelled bath fitted with mixer tap and handheld shower, low level WC, pedestal wash basin, shaver point, tiled walls, extractor fan, obscured double glazed window to rear, electric heater.

OUTSIDE

BALCONY

Enclosed by wrought iron balustrade and decked, providing a pleasant south-facing space from where wonderful views of the sea can be enjoyed.

ALLOCATED PARKING

The apartment benefits from two allocated parking spaces within the communal car park.

LEASE

199 year lease commenced circa May 1998 A share in the freehold is included.

SERVICE CHARGES

£2200.00 per annum.

NB All information to be verified between solicitors.

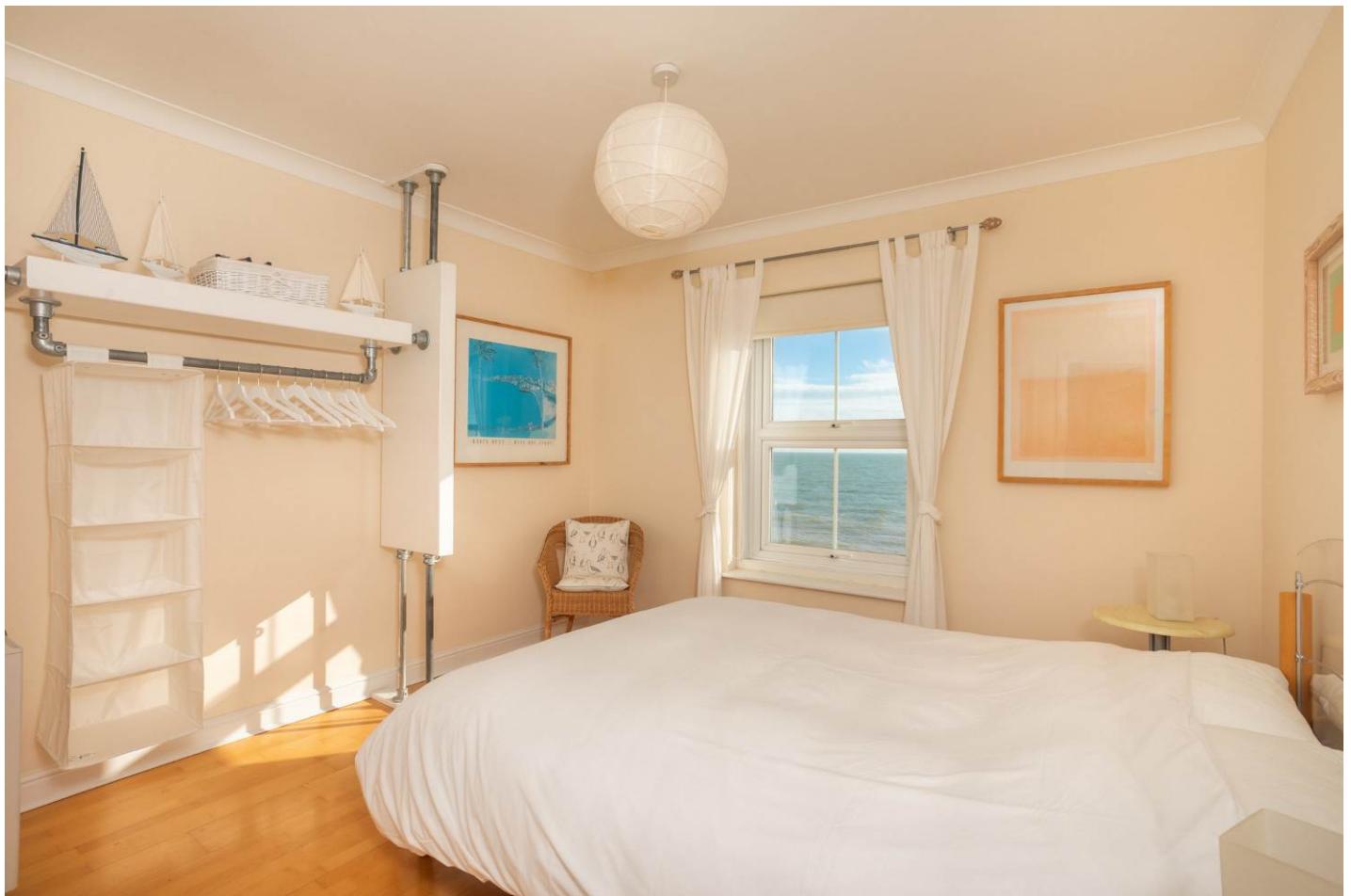
EPC Rating C

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

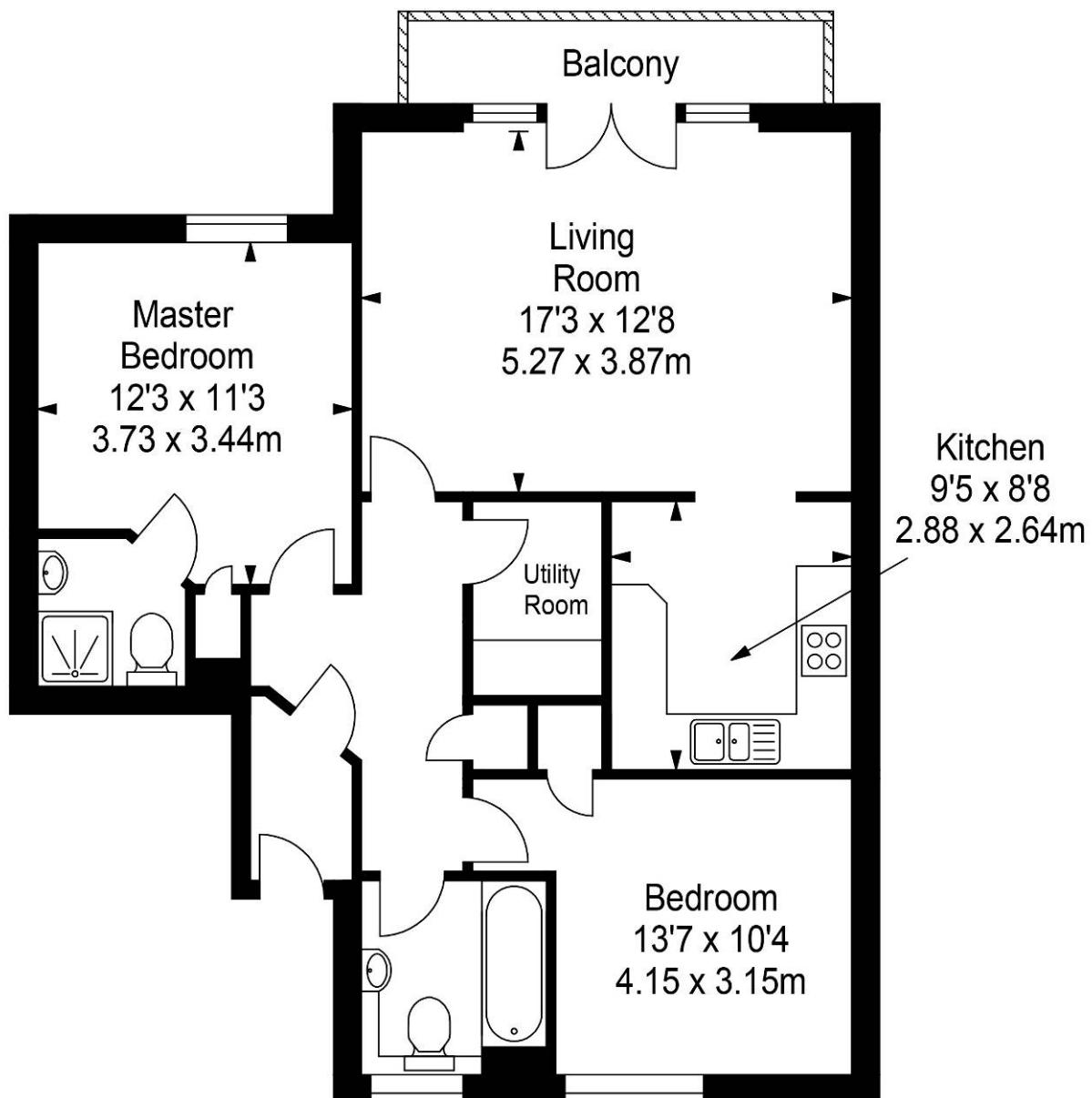






The Terrace Apartments, Hythe

Approximate Gross Internal Area :-
Second Floor :- 73.67 sq m / 793 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com