



49 High Street, Hythe, Kent CT21 5AD



**APARTMENT 1, 4 DEARMAN CRESCENT, £235,000 Leasehold  
MARTELLO LAKES, HYTHE**

**NO ONWARD CHAIN**

A stunning ground floor apartment in a sought after new development within a short drive of Hythe town centre. The accommodation comprises an entrance hall, a spacious living room, balcony with views over the lake, well appointed kitchen, 2 double bedrooms and a bathroom. Allocated parking space. EPC B.



**Apartment 1, 4 Dearman Crescent,  
Martello Lakes, Hythe CT21 4FG**

**Communal Entrance Hall, Entrance Hall, Living Room, Balcony,  
Separate Kitchen, Two Double Bedrooms, Bathroom,  
Allocated Parking Space**

**DESCRIPTION**

This stunning ground floor apartment forms part of a highly regarded, new development on the outskirts of Hythe. The building is set within delightful landscaped gardens, centred around a picturesque lake over which it enjoys a wonderful open aspect. The property is well catered for with a car park where the apartment benefits from one allocated parking space and the use of visitors parking bays.

The apartment itself has been finished to a high specification and offers bright and airy accommodation which is beautifully presented throughout. This includes an entrance hall, a spacious living room opening onto a balcony from where lake views can be enjoyed, a smartly fitted kitchen with integrated appliances, two double bedrooms and a bathroom.

The property also benefits from an NHBC warranty.

**SITUATION**

The property is situated in a desirable residential location approximately two miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.



The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Door to:

### **ENTRANCE HALL**

Timber effect flooring, two built-in storage cupboards, radiator, entry phone system, doors to:

### **LIVING ROOM**

A generous space with timber effect flooring, double glazed casement doors opening to a Juliet balcony to the rear from where pleasant open views over the lake can be enjoyed, radiators, double glazed door to:

### **BALCONY**

A generous space enclosed by balustrade and paved for ease of maintenance, providing the perfect environment for alfresco dining and from where to enjoy the views over the lake.

### **KITCHEN**

Well fitted with a comprehensive range of base, cupboard and drawer units incorporating integrated electric oven, dishwasher and washing machine, square edged work tops inset with four burner gas hob with stainless steel splashback and extractor hood, stainless steel sink and drainer with mixer tap, coordinating upstands, range of coordinating wall cupboards with concealed lighting beneath, one wall cupboard housing the gas-fired boiler, integrated fridge and freezer, two double glazed windows to front, kickboard heater.

### **BEDROOM**

Double glazed casement doors opening to the balcony and enjoying views towards the lake, further double glazed window to side, radiator.

### **BEDROOM**

Double glazed window to front, radiator.

### **BATHROOM**

Well fitted with a contemporary suite comprising panelled bath with mixer tap and separate thermostatically controlled shower with glazed shower screen and set within a tiled surround, pedestal washbasin with mixer tap and mirrored vanity cupboard above, low level WC, double glazed window to side, extractor fan, radiator.

### **EPC Rating Band B**

### **LEASE DETAILS**

The property benefits from the remainder of a ??? Lease which commenced in 20??

### **SERVICE CHARGE**

The current service charge is circa £156 pcm, there is an additional bi-annual charge.

**NB** All information to be verified between solicitors.

### **COUNCIL TAX**

Band C approx. £2,228.22 (2026/27)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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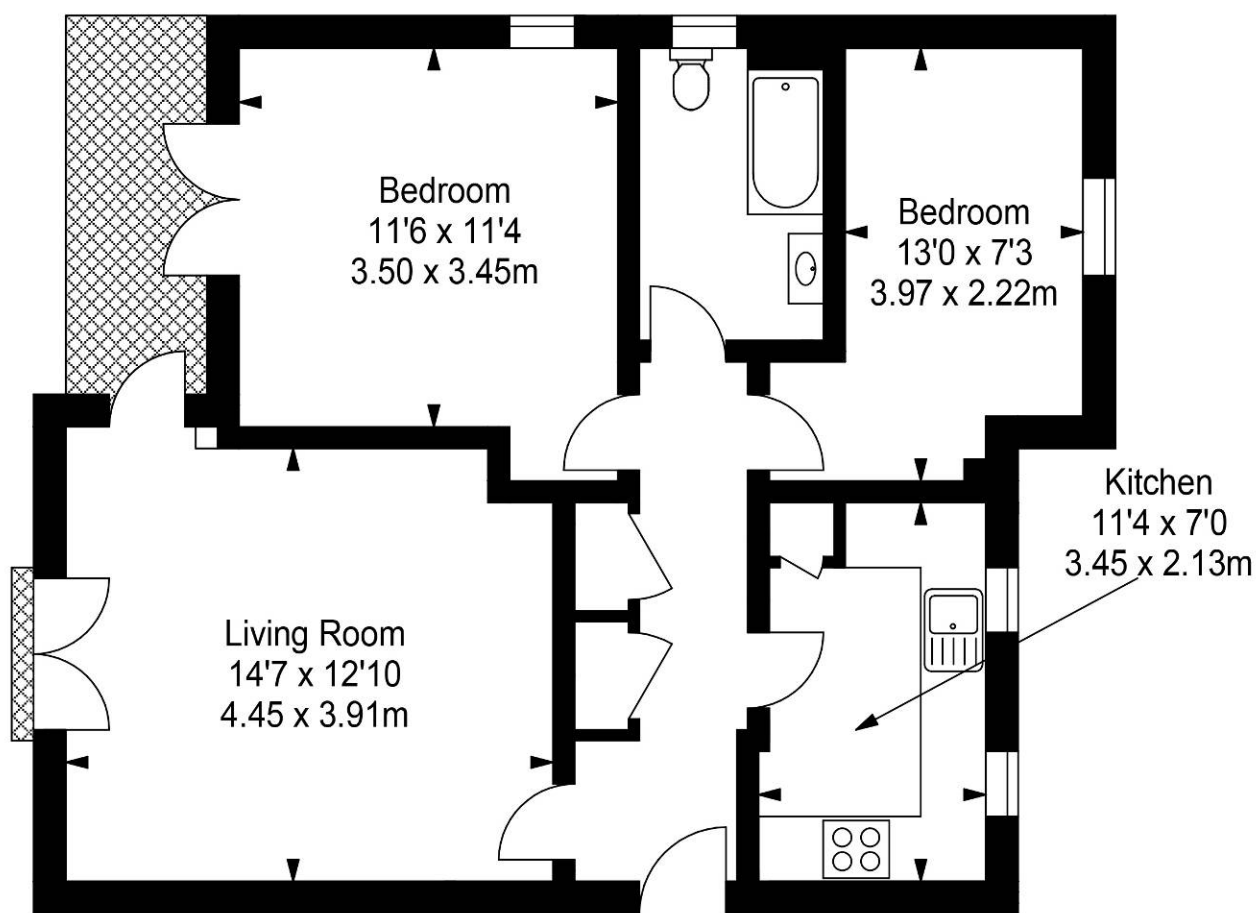






## Dearman Crescent, Martello Lakes, Hythe

Approximate Gross Internal Area :-  
Ground Floor :- 62.91 sq m / 677 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanetlk.com](http://www.creativeplanetlk.com)