



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



APARTMENT 6, HAVERFIELD PARK CANNONGATE ROAD, HYTHE

£550,000 Leasehold

To include a share of the Freehold

Part of an exclusive development, this stunning apartment offers bright and spacious accommodation totalling approx. 957 sq ft with a large open plan kitchen/dining/living space opening to a generous balcony enjoying far reaching sea views, 2 bedrooms (1 en-suite), allocated parking space, visitors parking. EPC B.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

Apartment 6, Haverfield Park, Cannongate Road, Hythe CT21 5FG

**Entrance Hall, Kitchen/Dining/Living space, Principal Bedroom with En-Suite
Shower Room, a further Double Bedroom, Bathroom
Private Balcony, Allocated Covered Parking Space**

DESCRIPTION

Haverfield Park is a unique development of three traditional houses and eight modern apartments, all enjoying an elevated position on Hythe's picturesque lower hillside from where they enjoy breathtaking views over the town and of the sea.

Apartment 6 is officially a first floor apartment but is accessed via the communal hallway at ground level meaning that there is no requirement to use the lift or stairs. The property provides bright and spacious accommodation designed to complement a modern lifestyle and is impeccably presented throughout. It comprises an entrance hall with ample storage, a large open plan living space incorporating a high specification kitchen with plenty of space for a large dining table and ample comfortable seating to relax in. Several windows and sliding doors flood the space with light and open onto the balcony from where wonderful sea views can be enjoyed. Two double bedrooms, the principal with en-suite shower room and a guest bathroom are accessed via the hallway. The apartment also benefits from an allocated parking space, use of the visitors parking spaces and an outside storage cupboard.

The scheme, built in 2019, has been beautifully conceived by award winning Keith Barker Design who have brought an imaginative concept to life with the apartments designed to complement this particularly special setting. A green sedum roof helps the apartments blend into the landscape and the imaginative use of circular balconies creates a striking aesthetic as the building cascades down the hillside. The apartment has been lavished with the use of high-end materials and generous glazing flooding the interior with light. The finish is to a superb specification with meticulous attention to detail throughout.

SITUATION

Set in an exclusive location on Hythe's picturesque lower hillside, Haverfield Park is well situated to take advantage of all the wonderful facilities Hythe enjoys. The wonderful wide promenade and long stretches of safe beaches overlooking the English Channel is within walking distance as is the historic Royal Military Canal and bustling High Street offering a variety of individual shops, boutiques, cafes and restaurants. The town is also well served by four supermarkets including a Waitrose. There are many first class recreational facilities within the vicinity including golf courses, tennis, bowls, squash and cricket clubs together with The Hythe Imperial Hotel with spa, swimming pool and gym.

Communications are excellent with the Channel Tunnel Terminal being within a short drive and providing fast links to the continent, Folkestone West mainline railway station (around 5 miles distant) where the High Speed Link to London, St Pancras can be boarded (journey times of around 53 minutes) and Junction 11 of the M20 within around 3 miles. There are also bus stops nearby offering frequent services to the surrounding areas.

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The accommodation comprises:

ENTRANCE HALL Entry phone system, range of built-in storage cupboards also housing Veissman gas-fired boiler and manifolds for underfloor heating, engineered oak flooring with underfloor heating, doors to:

OPEN PLAN KITCHEN DINING LIVING SPACE

A generous space united by engineered oak flooring with underfloor heating throughout. The kitchen area is well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary style incorporating integrated Neff washing machine and dishwasher, square-edged quartz work tops undermounted with one and a half bowl sink with grooved drainer to side and mixer tap. Coordinating upstands, contrasting wall cupboards with concealed lighting beneath and a further bank of contrasting units incorporating integrated fridge and freezer and Neff eye level double oven/ combi microwave oven. The coordinating island unit incorporates deep pan drawers with square edged quartz worktop inset with Bora induction hob with integral extractor and three pendant lights above. There is recessed lighting throughout the kitchen, living and dining area. Two units which coordinate with those in the kitchen providing additional storage and display shelving, also with quartz work tops matching the kitchen. There is provision for a wall mounted TV. The end wall features seven double glazed windows to the rear of the building from where far reaching views over the golf course and of the sea can be enjoyed. Double glazed sliding patio doors open to the balcony from where the same views can also be enjoyed.

BALCONY A generous space finished in timber decking and enclosed by a rendered wall topped with stainless steel railings and set beneath an electronically operated awning, outside lighting.

PRINCIPAL BEDROOM Full wall range of fitted wardrobe cupboards concealed by sliding mirrored doors, carpeted with

underfloor heating, double glazed window to side, from where a view to the sea can be enjoyed, door to:

EN-SUITE SHOWER ROOM Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled monsoon shower with handheld attachment, wall-hung WC with concealed cistern, wall-hung washbasin with mixer tap, vanity cupboard below and mirrored alcove behind. Recessed lighting, extractor fan, tiled floor with underfloor heating, shaver point and heated ladder rack towel rail.

BEDROOM Carpeted with underfloor heating, double glazed window to side.

BATHROOM Well fitted with a contemporary suite comprising panelled bath with thermostatically controlled shower and glazed shower screen, wall-hung WC with concealed cistern, wall hung wash basin with vanity drawer below and mixer tap and backed by a mirrored recess, tiled floor with underfloor heating, shaver point, recessed lighting, coved ceiling, wall-mounted heated ladder rack towel rail.

COMMUNAL GARDENS Haverfield Park is set within delightful communal gardens which incorporate both a bin store and bicycle storage.

PARKING Allocated covered parking space together with the use of the visitor parking. There is also an outside storage cupboard at the rear of the parking space.

THE LEASE Remainder of 999 year lease which commenced July 2020 with a share in the freehold included.

SERVICE CHARGE We are advised that the service charge is currently £3025 per annum.

COUNCIL TAX Band E approx. £2,506.74 (2026/27) Folkestone & Hythe District Council.

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

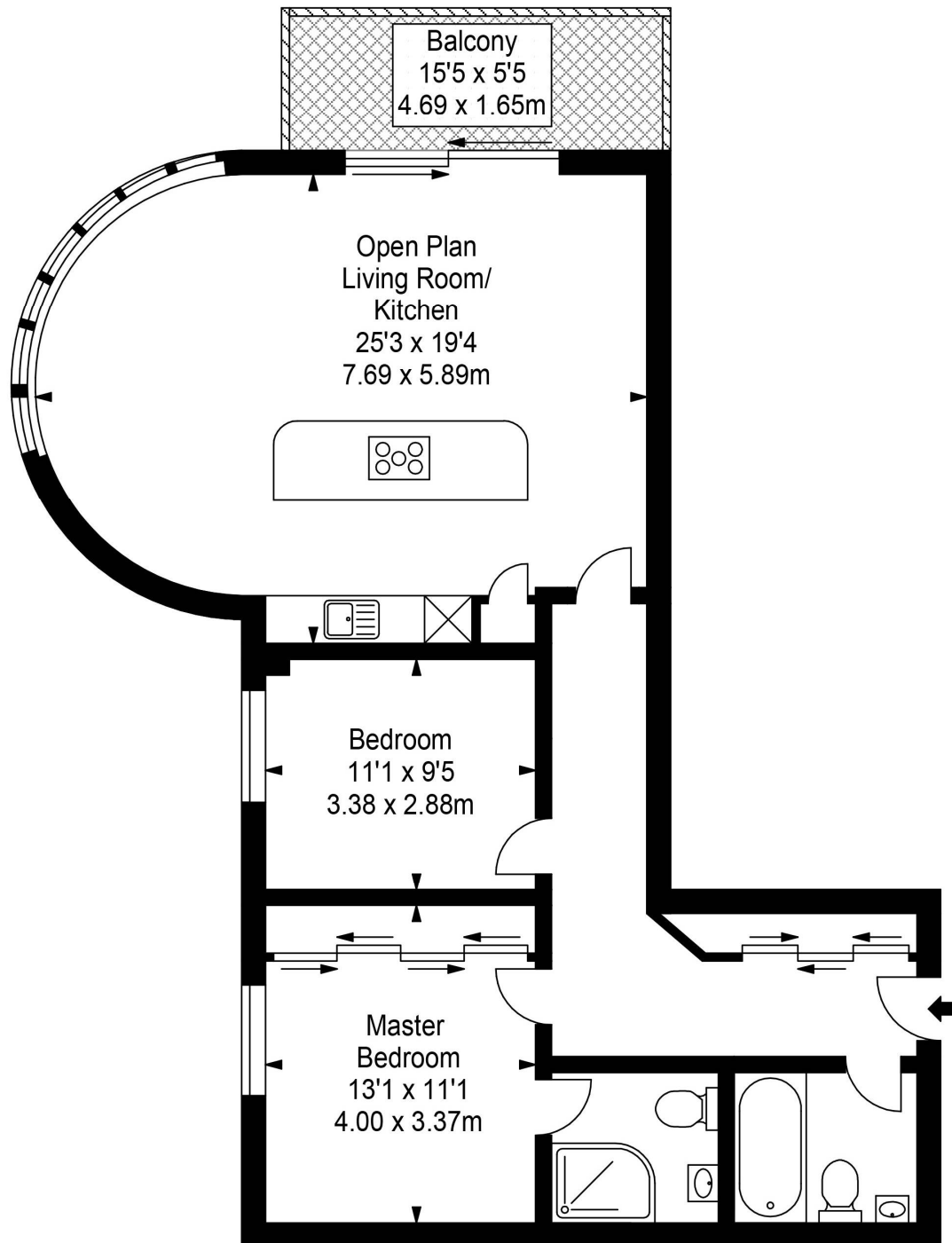






Haverfield Park, Cannongate Road, Hythe

Approximate Gross Internal Area :-
First Floor :- 88.91 sq m / 957 sq ft



First Floor

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