



Castle View

Hythe CT21 4BF

- Impressive Modern Family Home
- Stunning Views Across The Lake
 - Smart Lighting Throughout
 - Car Barn & Off Road Parking
 - Remainder Of NHBC Warranty
- Four/Five Bedrooms - En Suite To Master
 - Spacious Kitchen/Diner
 - Rear Garden & Studio
 - Electric Car Charging Point
 - No Onward Chain

Offers In Excess Of £500,000 Freehold





Mapps Estates are delighted to bring to the market this stunning four/five bedroom modern detached residence enjoying stunning views across the lake. The accommodation to the ground floor comprises a spacious modern kitchen/diner with built-in appliances, a separate living room, understairs cloakroom and a study/fifth bedroom. To the first floor, you will find four further bedrooms, the master benefitting from an en suite shower room and balcony overlooking the lake, and a family shower room. There is the added advantage of a generous outbuilding ideal for home office, games room, or gym. In addition, the property boasts a timber car barn, with two further parking spaces in front. Benefitting from the remainder of an NHBC warranty, and being sold with no onward chain, an early viewing comes highly recommended to really appreciate the enviable position of this impressive family home.

Located on the Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including grammar schools in Folkestone). The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Standard services are also available from the nearby Sandling and Westenhanger stations.

Ground Floor:

Reception Hall

Cloakroom

Modern Kitchen/Diner 15'2 x 13'5

Living Room 16'9 x 10'3

Study/Bedroom Five 14'6 x 9'10

First Floor:

Landing

Bedroom 13'1 x 12'2

En-Suite Shower Room

Bedroom 13'1 x 10'2

Bedroom 10'5 x 10'3

Bedroom 7'8 x 7'3

Shower Room 7'8 x 6'1

Outside:

Outbuilding/Home Office 20'10 x 14'0

Estate Fees:

Kent Gateway Block Management: Bi-annual fee of £138.37

Residential Management Group: Half-yearly service charge payments of £97.41





Whilst every effort has been made to ensure the accuracy of the foregoing information, Mappes Estates Sales Office, Mappes Estates and any other party, are not responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser, tenant, licensee or other party should not be relied upon for any guarantee as to their accuracy or efficiency can be given.
 Made with PlanSpace ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

Mappes Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappesestates.co.uk
<http://www.mappesestates.co.uk>

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.