

smith  
woolley

chartered surveyors

7, Imperial Gardens, Hythe, CT21 6FA

Guide Price £1,150,000



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## Hythe, CT21 6FA

\*NO CHAIN\*

Smith Woolley are proud to present this stunning, luxury 3 bedroom penthouse apartment with truly magnificent views across the English Channel towards France and over the neighbouring Hythe Imperial Golf Course towards the Royal Military Canal. Enjoy watching both sunrise and sunset from either end of the spacious balcony, with the west facing terrace also overlooking Hythe to the hillside beyond. The generous accommodation comprises open plan sitting room and kitchen/diner, three double bedrooms, a luxury family bathroom, en-suite shower room, cloakroom and ground floor storage room. The apartment is also accessible by lift.

Outside there is a double carbarn under a pitched roof with electric light and power. The property also enjoys access to well kept communal gardens overlooking the golf course.

The fixtures and fittings are what you would expect of a high end property with a modern contemporary German kitchen and Neff appliances, luxury bathrooms, air conditioning to bedrooms and living areas and a gas fired boiler. The main living area has a vaulted ceiling with electrically controlled curved windows that make the most of the panoramic views.

This unique modern apartment is available for sale with no onward chain.

Service Charge - £3800.00 p/a (paid 6 monthly).

Ground Rent - £200.00 p/a (going up in £50.00 instalments every 25 years).

Estates Variable Rent Charge - £588.06 p/a (paid 6 monthly) This covers the maintenance of the grounds.





## Full Description

**Living Room / Kitchen**

17'1" x 34'10" (5.21 x 10.62)

**Utility**

6'3" x 10'2" (1.92 x 3.11)

**Principal bedroom**

15'6" x 17'7" (4.74 x 5.38)

**Ensuite**

**Bedroom 2**

11'7" x 14'2" (3.55 x 4.34)

**Bedroom 3**

12'6" x 10'4" (3.82 x 3.17)

**Family Bathroom**

**W.C.**

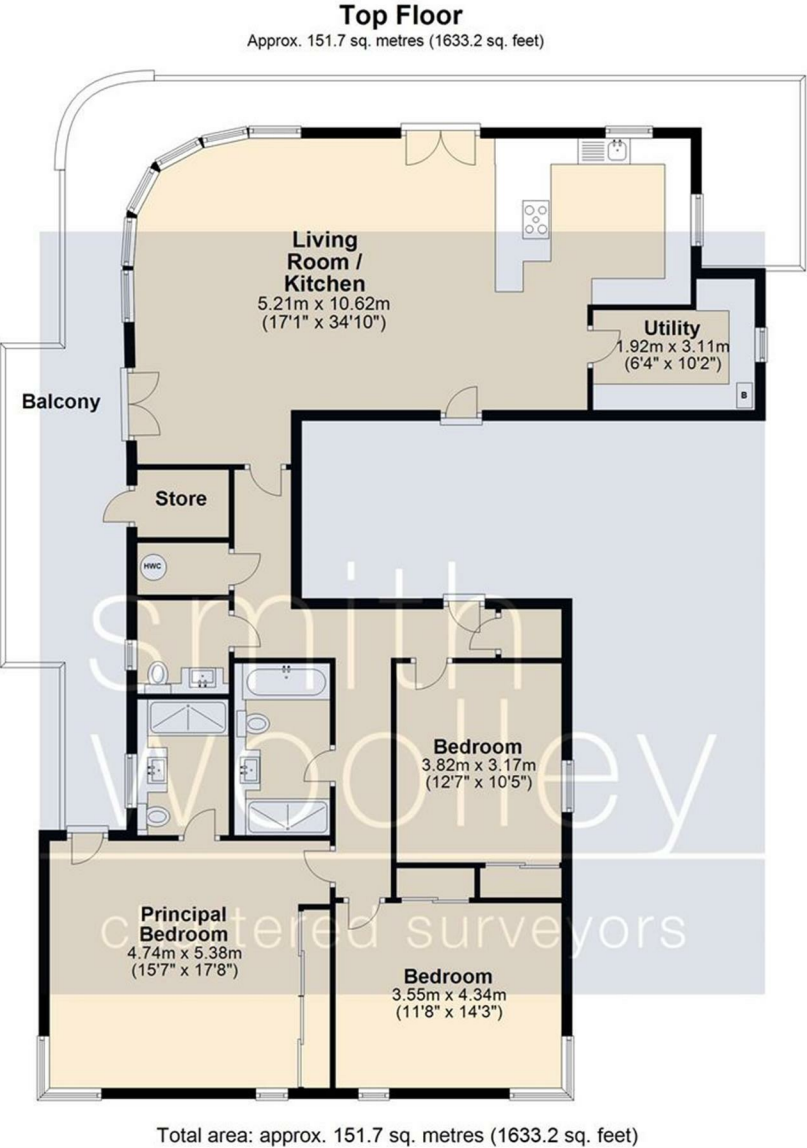
**Store room**

- Marine residence
- Stunning sea views
- Attractive views over golf course
- 3 double bedrooms
- Contemporary luxury kitchen
- Modern family bathroom and En-suite
- Wrap around balcony and communal gardens
- Double car barn

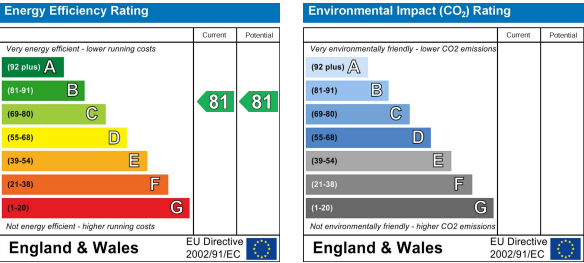




Floor Plans (\*Additional floors may be continued on further brochure pages)



EPC



Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.