



## Marine Parade

Hythe CT21 6AJ

- Spacious Garden Flat
- Feature High Ceilings
- Modern Fitted 'Howdens' Kitchen
- Private Courtyard Garden
- Seafront Location
- Two Double Bedrooms
- Open Plan Living Space
- Bathroom With Bath & Shower
- Allocated Parking Space
- Within Walking Distance Of High Street

**Asking Price £280,000 Leasehold**







Mapps Estates are delighted to bring to the market this spacious and well-presented two bedroom garden flat located just off the seafront and across from the Hythe Imperial hotel, the town centre also being within level walking distance. The accommodation comprises an entrance hall opening to a large open plan living space with a modern fitted 'Howdens' kitchen, two double bedrooms, a fitted bathroom with a feature Japanese 'deep soak' bath and a separate shower cubicle, a unique mezzanine level, and a private courtyard garden. There are also high ceilings to most of the rooms in the flat giving a wonderful feeling of space throughout. There are four flats in total to the building, enjoying communal gardens to the rear, the garden flat having a private entrance and an allocated parking space accessed from South Road. An early viewing comes highly recommended.

Located adjacent to Hythe's seafront and within easy walking distance of the beach and promenade. The town centre is within easy reach as is the historic Royal Military Canal. There is an excellent array of independent shops, together with a Waitrose and Sainsbury's stores, and an Aldi close by. Doctors' surgeries, dentists, a public library and St Leonard's Church are also all located centrally. The M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately fifteen minutes away by car), giving access to London St Pancras in approximately 50 minutes.

#### **Entrance Hall 15'5 x 3'7**

With high ceiling, UPVC double glazed entrance door with window over, fitted doormat, wall-mounted store cupboard housing consumer unit and electric meter. wood effect vinyl flooring, radiator, doors to bedrooms, opening to open plan living space.

#### **Open Plan Living Space 23'6 x 12'9 comprising:**

##### **Kitchen**

A modern 'Howdens' kitchen comprising a range of burgundy matt finish store cupboards and drawers, square edged marble effect worktops with brushed copper effect splashbacks, four ring gas hob with matching cover, fitted high level microwave oven and electric oven, inset one and a half bowl resin sink/drainage with mixer tap over, integrated fridge/freezer, wall-mounted shelf unit, wood panelling to one wall, high ceiling, wood effect vinyl flooring, opening to living/dining space.

### Living/Dining Space

With wood-topped flooring, recessed feature fireplace with wooden mantel over and quarry tiled hearth, high ceiling, radiator, UPVC double glazed French doors to private courtyard garden.

### Inner Lobby

Accessed from kitchen area, with fitted store cupboard with space and plumbing for washing machine and fitted shelving, access to bedroom storage space, bespoke steps to mezzanine level, door to bathroom.

### Mezzanine Level 7'10 x 7'4

Ceiling height 4'8, currently used as a workshop, with a fitted workbench and shelving, power and light, window looking onto living room area below.

### Bathroom 7'9 x 7'4

A modern fitted bathroom with a feature Japanese 'deep soak' bath with mixer tap over, good-sized separate shower cubicle, wash hand basin with mixer tap over and store cabinet under, large fitted mirror, WC, aquaboarding to all walls, chrome effect heated towel rail, extractor fan, wood effect vinyl flooring, wood panelled ceiling.

### Bedroom 12'5 x 10'7

With front aspect UPVC double glazed window with 'tilt & turn' lower panel, bespoke fitted shutters, recessed shelved store cupboard, ceiling rose.

### Bedroom 13'9 x 8'6

With front aspect UPVC double glazed window with 'tilt & turn' lower panel, bespoke fitted shutters, steps up to raised floor for bed with storage space under with sliding doors, fitted triple wardrobe housing wall-mounted Ideal gas-fired combination boiler, matching store cupboard to side, radiator.

### Courtyard Garden

With an ivy-covered ragstone wall, artificial grass matting and wall lights.

### Outside:

There are communal gardens to the rear of the building accessed via South Road, The garden flat has its own garden shed and allocated parking space.

### Lease/Ground Rent:

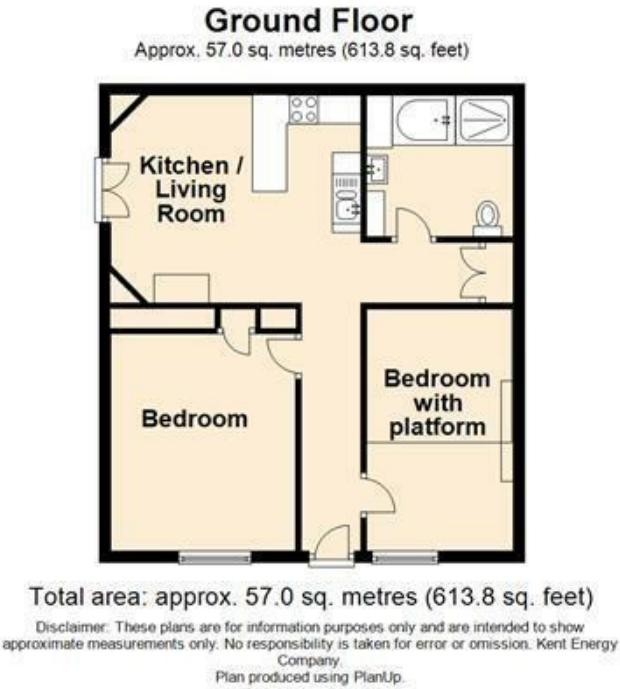
Remainder of 99 year lease from 1st January 2006; peppercorn ground rent.


### Service Charge:

£65.00 per month.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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.