



1 Shore Fishermans Beach Hythe CT21 6FN

Guide Price **£575,000**



- Luxury ground floor apartment
- Direct beach access
- Three double bedrooms
- Close to Town
- Allocated Parking

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in an enviable location directly adjoining the beach and having panoramic views of the sea and bay. The renowned fishmongers and eatery Griggs of Hythe is within a few minutes walking distance with Hythe town centre being approximately fifteen minutes walk and offering a good selection of independent shops together with a Waitrose store Aldi and Sainsburys. The historic Royal Military Canal runs through the centre of the town and offers superb recreational facilities as does Hythes unspoilt promenade. The M20 Motorway Channel Tunnel terminal and Port of Dover are also easily accessed by car. High Speed rail services are available from both Folkestone stations giving access to St Pancras London in just over fifty minutes.

A superbly appointed ground floor luxury apartment offering three double bedrooms comprehensive burglar/ security alarm system and an open plan living area complete with luxury kitchen from Umbermaster at Lenleys in Canterbury and having quality Siemens appliances; the apartment also boasts a separate utility room under floor heating to the whole apartment with separate thermostats to all rooms and brushed stainless steel electric fittings throughout. There is also a high quality bathroom and an en suite shower room to the master bedroom. Early viewing highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

leading to

PRIVATE ENTRANCE HALL

with oak finished front door and security eyelet colour video entry system engineered oak flooring inset spot lights

OPEN PLAN LIVING AREA (19' 09" Max x 14' 10" Max) or (6.02m Max x 4.52m Max)

with feature floor to ceiling double glazed tilt & turn patio doors giving direct access to the beach and having panoramic views of the sea and bay. Inset spotlights engineered oak flooring TV and satellite dish point opening to:-

LUXURY FITTED KITCHEN (13' 0" x 11' 02") or (3.96m x 3.40m)

having quality fitted units from Umbermaster in Canterbury with stainless steel bowl and mixer tap over set in stone work surface with cream cupboards under with contrasting dark wood style grained facings to two high level cupboards and bowed shaped drawers. Range of integrated electrical appliances by Siemens including dishwasher integrated fridge and freezer integrated stainless steel microwave oven/grill fan assisted electric oven/grill and five ring gas hob with extractor fan and light over inset spotlights French door to private terrace area directly fronting the beach and taking full advantage of the views engineered oak flooring

UTILITY ROOM

having inset single drain stainless steel sink unit with mixer tap over and range of matching units to the kitchen one cupboard having the under floor heating valve water softener and consumer unit ceramic tiled floor inset spotlights and extractor fan

MASTER SUITE

comprising:-

BEDROOM (14' 0" x 13' 02" Max Max) or (4.27m x 4.01m Max)

double glazed window with views to Roughs inset spotlights high level TV points

EN-SUITE SHOWER ROOM

comprising large luxury shower with rain head and shower attachment vanity wash hand basin with mixer tap and storage under low level WC full contrasting tiling to walls heated towel rail ceramic tiled floor recessed alcove with mirrored back and extractor fan

BEDROOM (10' 10" x 8' 10") or (3.30m x 2.69m)

with double glazed window with views to Roughs inset spotlights high level TV points

BEDROOM (13' 02" x 9' 10") or (4.01m x 3.00m)

with double glazed window with views to Roughs engineered oak flooring inset spotlights high level TV points

FAMILY BATHROOM

comprising panelled bath with shower head shower attachment and screen to one side vanity wash hand basin with mixer tap and storage under low level WC recess with mirrored back further recessed shelf to shower area heated towel rail contrasting tiling to walls ceramic tiled floor inset spotlights extractor fan

OUTSIDE

Allocated parking space

Tenure - Share of Freehold

Council tax - Band E

Local Authority - Folkestone & Hythe District Council

Maintenance Fee - £218 PCM



Ground Floor

Approx. 93.0 sq. metres (1000.7 sq. feet)



Total area: approx. 93.0 sq. metres (1000.7 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.