



Flat 7 Bay View 102 North Road, Hythe, Kent. CT21 5DX

Guide Price £470,000



- Contemporary apartment
- With stairs & lift to third floor
- Two double bedrooms one with luxury en suite
- South facing balcony with Magnificent views
- Secure allocated parking

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



Situated in an enviable location on Hythes hillside enjoying sweeping views across the town to the English Channel beyond. The village of Saltwood is only a short distance up the hill offering a newsagents/general store, The Castle Hotel and active village hall, together with both primary and secondary schooling. A short distance down the hill is the historic Cinque Port Town of Hythe offering a good selection of independent shops, together with a Waitrose, Iceland, Aldi and Sainsburys store. The historic Royal Military Canal runs through the centre of the Town offering pleasant walks and recreational facilities as does Hythes unspoilt seafront. 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 approximately fifteen minutes by car giving fast access to St Pancras London in just over fifty minutes.

A superb third floor two bedroom contemporary apartment in an exclusive development enjoying magnificent views over Hythe and the surrounding areas to the English Channel and the French coastline beyond. The well-proportioned accommodation comprises an open plan living space with engineered oak flooring, a south-facing balcony from which to admire the view, a stylish modern kitchen with integrated appliances, a master suite with a fitted double wardrobe and luxury en suite shower room, a further double bedroom with a fitted triple wardrobe, and a separate bathroom. The property also boasts under floor heating throughout and secure allocated parking. An early viewing comes highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE HALL with stairs and lift to all floors and access to parking area.

THIRD FLOOR

PRIVATE ENTRANCE HALL (18' 06" Max x 13' 11" Max) or (5.64m Max x 4.24m Max) with wooden entrance door with inset spyhole, video entry phone system, engineered oak flooring, under floor heating control panel, built in store cupboard housing consumer unit, additional built in triple storage cupboard with mirrored sliding doors with hanging rail, shoe racks and fitted shelving, glazed panel door to-

OPEN PLAN SPACE comprising:

LIVING/DINING ROOM (19' 02" x 16' 06") or (5.84m x 5.03m) opening to contemporary fitted kitchen to rear, front aspect double glazed window with view of the town below, coastline and the English Channel, engineered oak flooring, under floor heating control panel, recessed down lighters, coved ceiling, space for dining table, front aspect double glazed full length window and sliding door opening to-

BALCONY (9' 02" x 3' 06") or (2.79m x 1.07m) with a magnificent panoramic view of Hythe town below stretching across the channel to the French coastline and across the bay to Dungeness, decking-style flooring, brushed stainless steel handrails with glazed panels under, outside power points and two wall lights

MODERN FITTED KITCHEN (13' 03" Max x 8' 11" Max) or (4.04m Max x 2.72m Max) with front aspect full length double glazed window with view of the sea and coastline, quartz worktops with matching upstands and concealed lighting over, inset one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, store cupboard under with fitted water softener, inset Bosch four ring induction hob with splash back and pull-out Bosch extractor over, range of off-white gloss finish store cupboards and drawers, fitted high level Bosch electric oven and matching microwave oven, integrated Bosch fridge/freezer, integrated AEG washer/dryer, integrated Bosch dishwasher, recessed down lighters, engineered oak flooring with under floor heating

MASTER SUITE & BATHROOM comprising:

MASTER BEDROOM (16' 07" Max x 10' 04" Max) or (5.05m Max x 3.15m Max) with large full length double glazed window with view of communal gardens to rear and further double glazed window to side, recessed fitted double wardrobe with mirrored sliding doors, hanging rail and shelf over, coved ceiling, under floor heating control panels, door to-

EN-SUITE SHOWER ROOM (8' 00" x 06' 00") or (2.44m x 1.83m) with frosted double glazed window, large fully tiled shower cubicle with rainfall shower head, wall hung WC with concealed cistern, shelf and large fitted mirror over, wall hung wash hand basin with tiled splash back and mixer tap over and wood effect drawer under, chrome effect heated towel rail, extractor fan, recessed down lighters, tiled floor with under floor heating

BEDROOM (10' 07" x 9' 08") or (3.23m x 2.95m) with rear aspect double glazed window with view of communal gardens, recessed fitted triple wardrobe with mirrored sliding doors providing generous storage space, under floor heating control panel, coved ceiling

BATHROOM (8' 0" x 6' 01") or (2.44m x 1.85m) with panelled bath with fitted wall-mounted shower and shower screen over, wall hung WC with concealed cistern, wall hung wash hand basin with tiled splash back and mixer tap over and wood effect drawer under, shelf and large fitted mirror over, chrome effect heated towel rail, extractor fan, recessed down lighters, part-tiled walls, tiled floor with under floor heating

OUTSIDE The apartment comes with one allocated parking space in the secure undercroft parking area which also benefits from a residents bike storeroom, to the rear of the block are landscaped gardens for communal use.

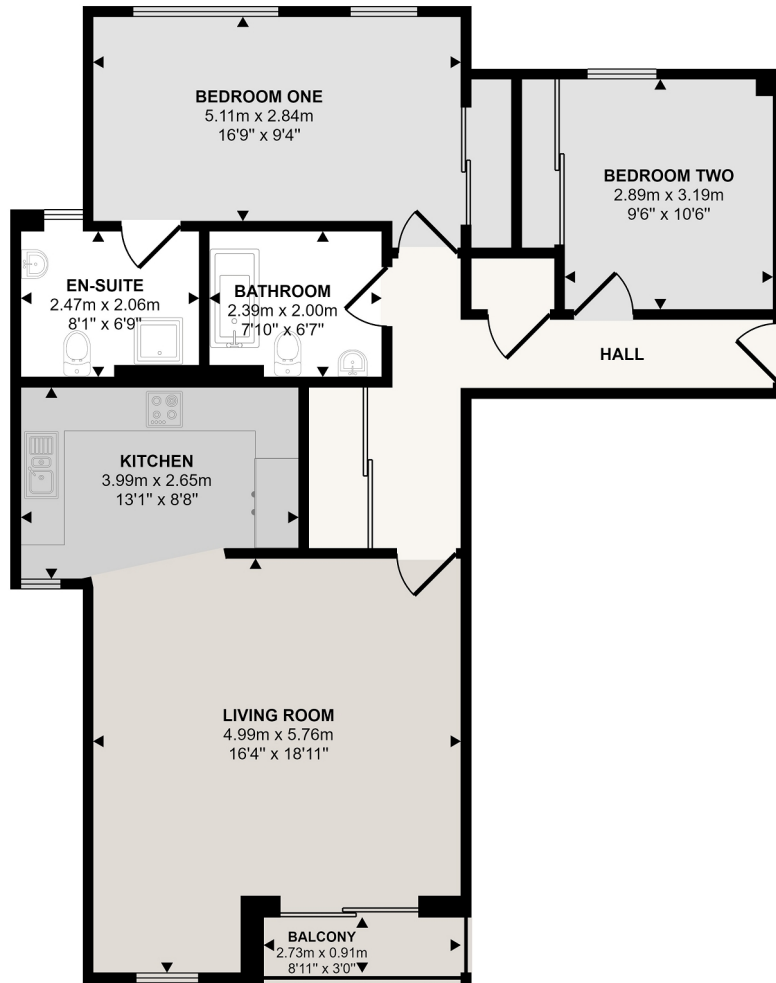
Tenure - Share of Freehold **Council tax** - Band D

Local Authority - Folkestone & Hythe District Council

Lease Length - 994 years remaining **Maintenance Fee** - £2,200 P/A



Approx Gross Internal Area
88 sq m / 949 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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.