



99b North Road, Hythe, Kent. CT21 4AS

Guide Price **£425,000**



- Penthouse apartment
- Three bedrooms
- Magnificent views over Hythe to the channel
- Garage & Allocated parking
- Low monthly maintenance fee

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



Located in a beautifully enviable location on Hythe's hillside enjoying sweeping views across the town and the English Channel. The village of Saltwood is only a short distance up the hill offering a newsagents/general store, The Castle Hotel and an 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 Sainsbury's store. The historic Royal Military Canal runs through the centre of the Town offering pleasant walks and recreational facilities as does Hythe's 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 away by car giving fast access to St Pancras London in just over fifty minutes.

Enjoying some of Hythe's finest views overlooking the English Channel and the French coastline as well the town and surrounding roughs, this superbly presented three-bedroom penthouse apartment is set within a beautiful period building with low monthly maintenance fees. The generous accommodation comprises a large open hallway, versatile living space, a stylish kitchen/dining room, a master bedroom with fitted wardrobes, two further double bedrooms, one of which could be used as a home office and a bathroom with separate shower. The property also boasts stunning views from all rooms with the additional added benefit of a balcony, garage and allocated parking.

GROUND FLOOR

with steps leading up to

SECOND FLOOR

with a private entrance with balcony seating area & UPVC double glazed door leading onto

LARGE ENTRANCE HALLWAY/DINING AREA (21' 05" x 6' 11") or (6.53m x 2.11m)

with a coir matted entrance hall with four steps leading up to large hallway area with ample space for a desk and potential to use as a dining area, a utility cupboard with space for washing machine/dryer & tiled flooring, radiator

LIVING ROOM (16' 03" x 14' 01") or (4.95m x 4.29m)

with UPVC double glazed windows enjoying stunning far reaching views over the English Channel & Hythe town, original feature fireplace with stone hearth, wall lights, radiator

KITCHEN/DINING ROOM (13' 01" x 12' 11") or (3.99m x 3.94m)

with wood flooring, a selection of high & low level modern shaker style cabinets, laminate worktops, four ring gas hob with extractor fan over, electric fan assisted single oven, space for tall fridge/freezer, integrated dishwasher, one and a half bowl stainless steel sink with UPVC double glazed window above, localised tiling, cupboard housing fusebox & electric meter, radiator, hatch with access to large loft space which is fully boarded with lighting & power

BEDROOM 1 (11' 08" x 12' 08") or (3.56m x 3.86m)

with UPVC double glazed windows enjoying stunning far reaching views over the English Channel & Hythe town, built in double wardrobes, separate built in single wardrobe, feature original fireplace with tiled hearth, radiator, cupboard housing gas fired Valiant combination boiler & heating control panel, radiator

BEDROOM 2 (11' 08" x 12' 08") or (3.56m x 3.86m)

with UPVC double glazed windows enjoying stunning far reaching views over the English Channel & Hythe town, radiator

BEDROOM 3/HOME OFFICE (12' 02" x 8' 10") or (3.71m x 2.69m)

with UPVC double glazed windows enjoying stunning far reaching views over the English Channel & Hythe town, radiator

BATHROOM

with tiled flooring, basin with mixer tap over & tiled splashback, panelled bath with taps over & separate hand shower attachment, localised tiling, UPVC double glazed window, stainless steel towel radiator, WC, separate shower cubicle

OUTSIDE

The apartment sits within well tended grounds with a selection of mature trees, shrubs & bushes which are owned and maintained by the ground floor apartment, creating a tranquil entrance with a sweeping pebbled shared driveway leading up to the property. You also enjoy the added benefit of a private garage with allocated parking in front.

GARAGE (15' 04" x 14' 01") or (4.67m x 4.29m)

with up & over door, gas meter

AGENTS NOTE

The building has also undergone recent works including the roof being cleaned with all gutters and down pipes having been replaced, exterior of the building being redecorated & the driveway having been re-pebbled.

Tenure - Share of Freehold

Council tax - Band C

Local Authority - Folkestone & Hythe District Council

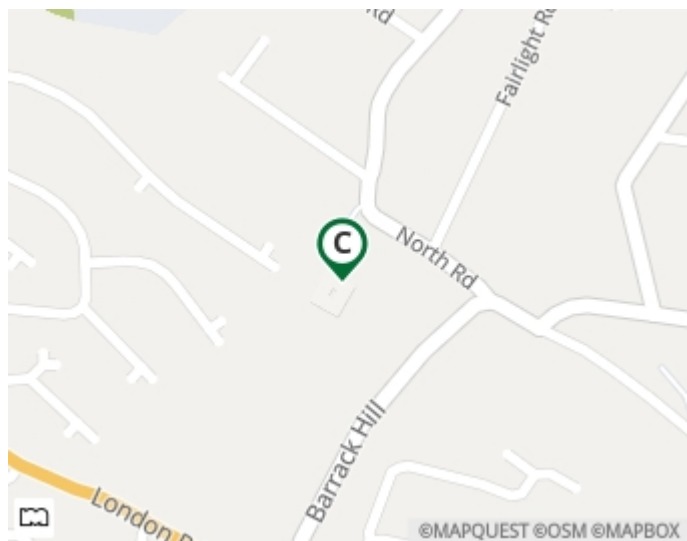
Maintenance Fee - TBC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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.



C.R. Child & Partners
 11 High Street, Hythe. CT21 5AD
 01303 267421
properties@crchildandpartners.co.uk

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.