



6 Moyle Court, Marine Parade, Hythe, Kent. CT21 6AP

Guide Price £350,000



- Uninterrupted breath-taking views to sea
- First floor apartment with balcony
- Two bedrooms
- Garage
- No onward chain

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



Situated on Hythe's unspoilt seafront, promenade and beach and only a short level walking distance from South Road Green, offering a host of recreational activities, with pleasant walks into Hythe and along the Royal Military Canal. Hythe offers a good selection of independent shops together with Waitrose, Aldi and Sainsburys stores, with doctors surgeries, dentists and library also being close by. Folkestone West main line railway station is approximately 15 minutes by car and offers fast services to St Pancras London in just over fifty minutes. The M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car.

A well-presented two bedroom first floor apartment set in this purpose built block and enjoying uninterrupted breath-taking views to sea and views across the recreational ground to Hythe hillside from both bedrooms. The apartment offers a spacious living room and dining area with a balcony, all enjoying uninterrupted views to sea, a kitchen, bathroom and two bedrooms with views across the recreational ground to Hythe hillside. The property benefits from double glazed sash windows with fitted roller blinds throughout and a gas central heating system with a newly installed Worcester Bosch boiler, as well as a garage to the rear. Being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with stairs to basement accessing rear garage & stairs to:-

FIRST FLOOR

ENTRANCE HALL (9' 11" x 6' 1") or (3.02m x 1.86m)

with radiator, Honeywell thermostat, entry phone, coats cupboard with hanging rail & shelving over

BEDROOM 1 (14' 0" x 14' 2") or (4.26m x 4.31m)

with double glazed feature bay sash windows with fitted roller blinds & views across the recreational ground to Hythe hillside, radiator, built in wardrobes with hanging rail & shelving over

BATHROOM (7' 1" x 5' 5") or (2.16m x 1.65m)

with WC, hand basin with taps over, P-shaped bath with glass shower screen & shower over, stainless steel towel radiator, extractor fan, localised tiling

BEDROOM 2 (11' 4" x 7' 10") or (3.45m x 2.39m)

with double glazed sash window overlooking rear with fitted roller blinds & views across the recreational ground to Hythe hillside, radiator

OPEN PLAN LIVING/DINING ROOM (20' 5" x 19' 0" Max) or (6.23m x 5.78m Max)

Comprising of

LIVING AREA

with feature bay double glazed sash windows with fitted roller blinds & breath-taking uninterrupted views to sea, two radiators, cupboard housing newly fitted Worcester Bosch boiler

DINING AREA

with double glazed sliding doors with fitted roller blinds leading out onto balcony offering breath-taking uninterrupted views to sea, opening leading into

KITCHEN (7' 9" x 7' 1") or (2.36m x 2.17m)

with vinyl flooring, a selection of high & low level kitchen cabinets, stone effect laminate worktops, localised tiling, Bosch four ring electric hob with extractor fan over, Bosch integrated fan assisted oven, integrated dishwasher, one bowl stainless steel sink with mixer tap over, integrated fridge/freezer, space & plumbing for integrated washing machine

OUTSIDE

The apartment benefits from an allocated garage as well as visitor parking. There is a communal low maintenance patio seating area to the front with table and chairs as well as direct access onto the promenade.

Tenure - Share of Freehold

Council tax - Band D

Local Authority - Folkestone & Hythe District Council

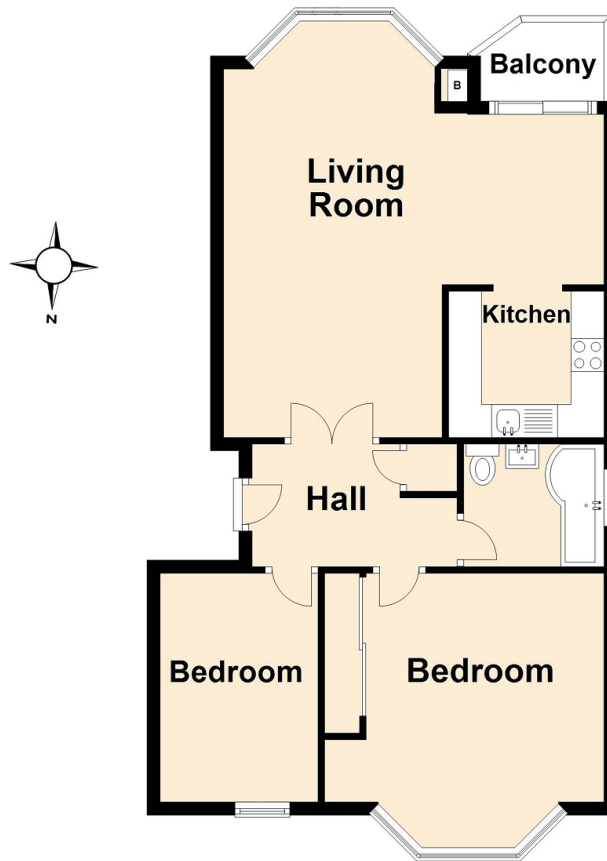
Lease Length - 962 Years remaining

Maintenance Fee - £2940 Per Annum



First Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



Total area: approx. 66.7 sq. metres (718.3 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		
(69-80) C	79	80
(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.