



Flat 4 10 Marine Parade, Hythe, Kent. CT21 6AJ

Guide Price **£360,000**



- Seafront apartment
- Two double bedrooms
- Breath-taking views over the English Channel
- Level walking distance to the town
- Beautiful Tradex German kitchen

C.R. CHILD
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The apartment is situated on Hythes promenade having direct south-facing views to the English Channel and bay. The town centre offering a good selection of local shops and amenities including doctors surgeries, council offices and library. The town also boasts Waitrose and Sainsburys stores. Primary schooling is located just off nearby Hythes green with secondary schooling being available in Saltwood and Folkestone. Sandling main line railway station, 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 station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

This stunning two double bedroom which has been refurbished in recent years, offering a superb seafront lifestyle with breath-taking views over the English Channel. The property enjoys quality fixtures and fittings including a beautiful Tradex German kitchen complete with high quality appliances, the shower room has a high end feel having a large double shower and contemporary wall hung wash hand basin. The property also boasts central heating from an electric boiler and UPVC double-glazed windows.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with mosaic style flooring & staircase with feature skirting LED lighting leading to

SECOND FLOOR

HALLWAY (14' 9" x 4' 2") or (4.49m x 1.26m)

with wood effect laminate flooring, video entrance phone, radiator, cupboard with hanging rail, cupboard housing electric boiler

OPEN PLAN LIVING/KITCHEN AREA (18' 1" x 20' 10") or (5.51m x 6.34m)

Comprising of

LIVING ROOM

with wood effect laminate flooring, two radiators, UPVC double glazed windows with breath-taking panoramic sea views over the English channel

KITCHEN AREA

with a mixture of modern high quality Tradex high & low level kitchen units, integrated fridge freezer, integrated Bosch slimline dishwasher, stone effect laminate worktops, composite one bowl sink with mixer tap over, integrated Bosch fan assisted oven, Bosch four ring induction hob with extractor fan over

BATHROOM (9' 5" x 6' 9") or (2.88m x 2.07m)

with vinyl flooring, WC, stone hand basin with mixer taps over, shower cubicle with feature mosaic tiling, glass shower screen & rainfall shower over with separate hand attachment, space and plumbing for washing machine

BEDROOM (13' 1" x 10' 2") or (4.00m x 3.10m)

with UPVC double-glazed windows with views over Hythe, radiator, built-in cupboard

BEDROOM (16' 6" x 10' 2") or (5.03m x 3.11m)

with UPVC double-glazed windows with views over Hythe, radiator

Tenure - Leasehold

Council tax - Band Not Specified

Local Authority - Folkestone & Hythe District Council

Lease Length - 120 Years Remaining

Maintenance Fee - £1,500 Per Annum

Ground Rent - £350 Per Annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	67	
(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.

