



Second floor flat 8 Marine Parade, Hythe, Kent. CT21 6AJ

Guide Price £345,000



- Newly renovated seafront apartments
- panoramic sea views
- Contemporary kitchens with built in appliances
- Seafront location
- Double glazed windows

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



Situated on Hythes unspoilt promenade and enjoying panoramic sea views. The Cinque Port town centre of Hythe is within easy walking distance and offers a good selection of independent shops together with the all important Waitrose store, Iceland's, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of Hythe and offers recreations facilities, doctors surgeries, dentists, council offices and library are also all available within the general town centre area, high speed rail services are available from both Folkestone stations giving fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, the nearby town of Folkestone also offers a good selection of shopping facilities and amenities, including the Folkestone sports centre, the Leas Cliff hall; attracting regular acts and shows and the Harbour arm, which has been subject much re development in recent years and offers an outdoor cinema, pop-up market and a good selection of bars and eateries, including the champagne bar in the old lighthouse. Across the harbour on the old railway bridge, you will find the award winning Rock salt restaurant and Folkestone sandy beach, together with the old high street with its eclectic range of restaurants, shops and art galleries.

This newly renovated block has been subject to considerable expenditure externally, as well as the apartments having been total refurbished to a good standard with new fitted kitchens, complete with appliances, new bathrooms and shower rooms, new electrics, new electric heating systems with radiators and an electric boiler, totally redecorated and new floor coverings throughout. A number of parking spaces may be available by separate negotiation

RECEPTION HALL

with oak finished front door with large brushed stainless steel handle, video entry phone, inset spotlights, hatch to roof space, utility cupboard with plumbing for washing machine, pressurised hot water cylinder and electric boiler

OPEN PLAN LIVING AREA (21' 00" x 20' 04") or (6.40m x 6.20m)

(narrowing to 142 in the kitchen dining area)

KITCHEN/DINING AREA

deep stainless steel bowl with mixer tap over set in stone work surface with light grey wood grain finished cabinets under with copper handles, range of matching high and low level units, integrated dishwasher, integrated fridge and freezer, integrated electric fan assisted oven/grill with oven/grill and microwave over matching island with stone surface and inset induction hob with central extraction, breakfast bar, inset spotlights, laminate oak flooring

LIVING AREA

with two radiators and three south facing UPVC double glazed windows enjoying panoramic sea views

BATHROOM

comprising white suite with panelled bath and mixer tap over, vanity wash hand basin with cupboard and drawers under low level WC, localised tiling, large chrome plated heated towel rail, inset spotlights, extractor fan, laminate oak flooring

MASTER BEDROOM (12' 07" x 9' 06" Max or (3.84m x 2.90m Max)

UPVC double glazed window with views of the Hythe hillside and St Leonards Church, radiator, inset spotlights

EN-SUITE SHOWER ROOM

comprising double shower cubicle with shower attachment and rain head over, low level WC, vanity wash hand basin with mixer tap and cupboard under, chrome heated towel rail, laminate oak flooring, extractor, inset spotlights

BEDROOM (12' 08" x 10' 0") or (3.86m x 3.05m)

UPVC double glazed window with views of the Hythe hillside and St Leonards Church, radiator, inset spotlights

SEPARATE WC

with low level suite, vanity wash hand basin with mixer tap and cupboard under, tiled splash back, chrome heated towel rail, laminate oak flooring, UPVC double glazed window

Tenure - Share of Freehold

Council tax - Band B

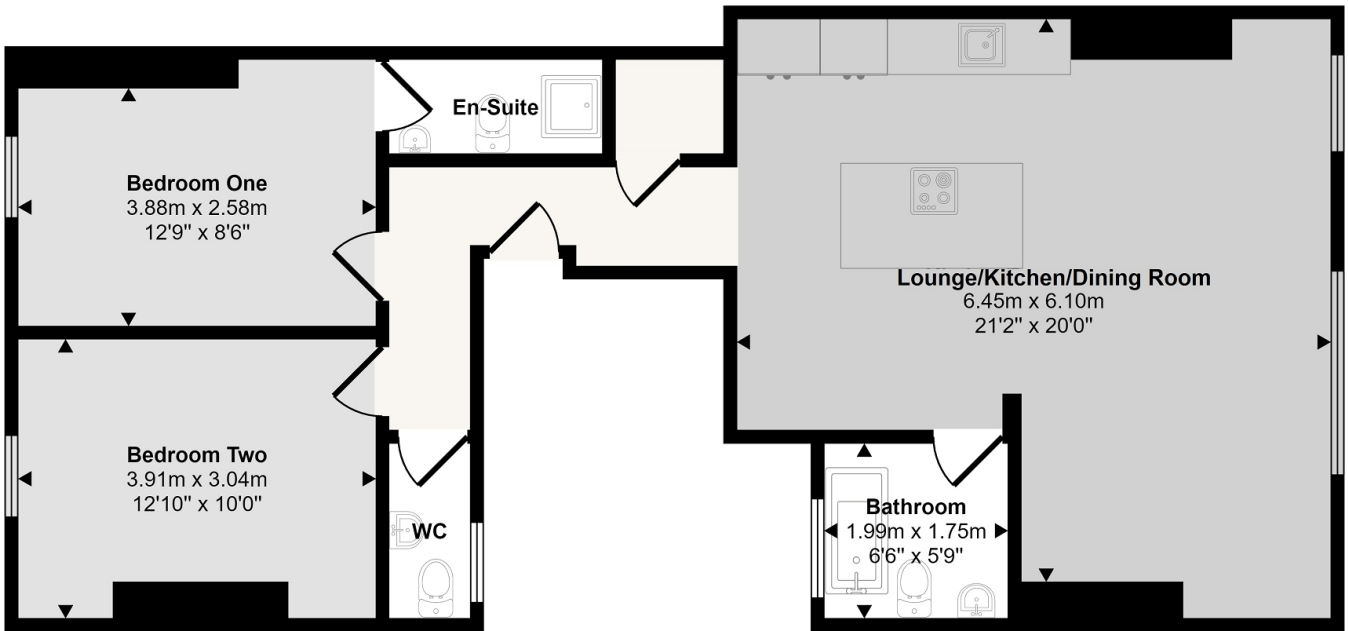
Local Authority - Folkestone & Hythe District Council

Lease Length - 999

Maintenance Fee - £1750




Approx Gross Internal Area
77 sq m / 826 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.