



Flat A 14 Marine Parade, Hythe, Kent. CT21 6AJ

Offers In Excess Of **£399,000**



- Ground floor apartment
- Two bedrooms
- Single garage
- Direct sea views
- Seafront location

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



Situated on Hythes promenade and enjoying direct channel views, the town centre can be accessed via a network of pleasant walk ways and offers a good selection of independent shops, together with the all important Waitrose store, Iceland, Sainsburys and Aldi. The general town centre area offers ; doctors surgeries, council offices, library and dentists. The historic Royal Military canal runs through the centre of the town and offers pleasant walks. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, high speed rail services are available from both Folkestone railway stations giving access to London St Pancras in just over fifty minutes.

A well renovated ground floor apartment enjoying direct sea views and benefiting from a single garage at the rear, the property also boast a main bedroom with en suite and guest suite with en suite. The apartment offers open plan living with a quality fitted kitchen, gas heating and UPVC double glazing. An early viewing is highly recommended

GROUND FLOOR

COMMUNAL ENTRANCE HALL

to

PRIVATE ENTRANCE HALL

with solid front door, security entry phone, dado panelling, two wall lights, period style radiator, engineered oak flooring, opening to

OPEN PLAN LIVING/KITCHEN AREA (21' 02" x 14' 05") or (6.45m x 4.39m)

KITCHEN AREA

with porcelain bowl and mixer tap over and grey sheen cupboards below with range of matching high and low level units with marble style stone work surfaces, built in gaggenau fan assisted oven/grill with matching microwave oven and grill above, built in linen drawer, integrated Bosch induction hob with stainless steel extractor over, contemporary tiling, breakfast bar, matching kitchen units with marble style stone top, built in fridge and freezer, corner bench units with storage under and glazed cupboards above

LIVING AREA

with feature cast iron fire surround, engineered oak flooring, period style radiator, picture rail and coving and UPVC double glazed bay window with panoramic sea views

MASTER SUITE

comprising

BEDROOM (16' 03" Max x 8' 09") or (4.95m Max x 2.67m)

period style radiator, UPVC double glazed window with outlook to the Hythe hillside and St Leonards church

EN-SUITE SHOWER ROOM

with fully tiled shower cubicle with shower attachment and rain head over, low level WC, pedestal wash hand basin, extractor fan, inset spotlights, ceramic tiled floor

GUEST BEDROOM (10' 06" x 10' 04") or (3.20m x 3.15m)

period style radiator, UPVC double glazed window with view to Hythe hillside and St Leonards church, built in cupboard with Worcester combination gas fired boiler for central heating and domestic hot water

EN-SUITE

comprising marble style ceramic tiling to shower area with shower attachment and rain head over, low level WC, wall hung wash hand basin with mixer tap and drawers under, heated towel rail/radiator, ceramic tiled floor, extractor, inset spotlights

OUTSIDE

Single garage with up and over door

Tenure - Share of Freehold

Council tax - Band A

Local Authority - Folkestone & Hythe District Council

Lease Length - 125 Years from December 2016

Maintenance Fee - £75 per calendar month

Ground Rent - N/A





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

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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 are 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.