



Flat 1 Commodore Court, Marine Parade, Hythe, Kent. CT21 6AW

Guide Price £245,000



- Garden Apartment
- Two double bedrooms
- One allocated parking space
- No onwards chain
- Private terrace & courtyard

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



Situated on Hythes 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 two bedroom garden apartment comprising of a spacious L-shaped living room/diner, kitchen, modern fitted shower room and two double bedrooms, terrace & private courtyard. The property benefits from double glazing throughout and comes with one allocated parking space. Being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

GROUND FLOOR

Private front door entrance leading into

HALLWAY

with wood effect laminate flooring, UPVC double glazed window to side, radiator, alcove with space for dresser

BEDROOM 1

with newly fitted carpets, radiator, UPVC double glazed window overlooking private courtyard, built in cupboard with shelving, built in wardrobes with hanging rail under and shelving over

BEDROOM 2

with newly fitted carpets, radiator, UPVC double glazed window overlooking private courtyard

MODERN SHOWER ROOM

with wood effect laminate flooring, WC incorporated into modern storage unit with laminate top and hand basin to side, walk in shower with glass screen and rainfall shower over, recessed shelf with led downlighter, modern tiling floor to ceiling, wall mounted mirror with built in led, powder coated towel radiator

KITCHEN

with wood effect vinyl flooring, a selection of high and low level kitchen cabinets, freestanding washing machine, wall mounted gas combination boiler, laminate worktops, localised tiling, one bowl composite sink, UPVC double glazed window overlooking side, integrated fan assisted oven with four ring gas hob over, freestanding fridge

L SHAPED LIVING ROOM/DINING ROOM

with two radiators, UPVC double glazed French doors to private terrace.

OUTSIDE

The apartment enjoys two outside private seating areas, the first a terrace leading off from the living room with space for table & chairs, and the second being a private courtyard which is patio with a selection of potted plants. To the rear there is the added benefit of a communal courtyard with direct access to the beachfront. The apartment also has the added benefit of one allocated parking space.

Tenure - Share of freehold

Council tax - Band A

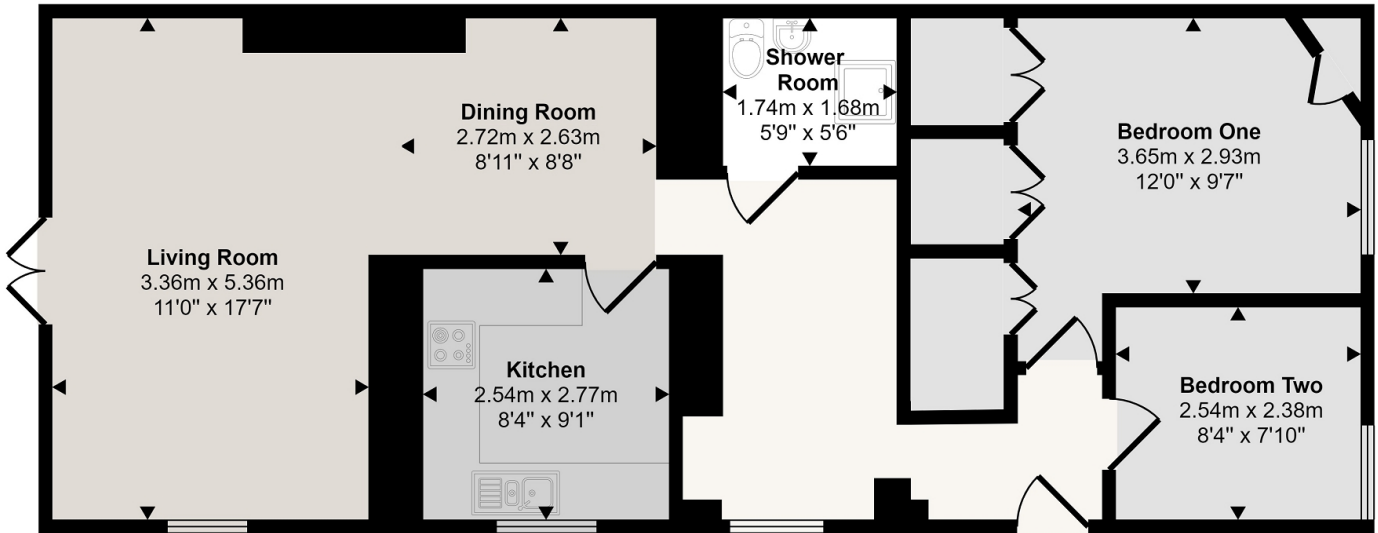
Local Authority - Folkestone & Hythe District Council

Lease Length - 999 years from 25th March 2000

Maintenance Fee - £1,440 per annum



Approx Gross Internal Area
75 sq m / 804 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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.