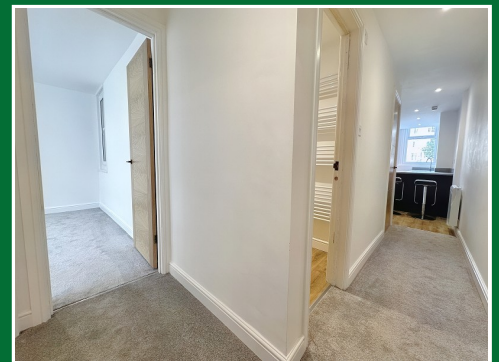
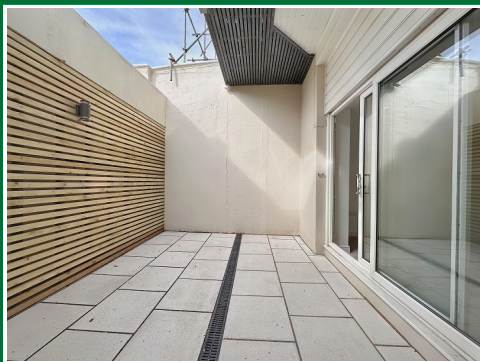




The Garden Flat 8 Marine Parade, Hythe, Kent. CT21 6AJ

Guide Price £349,950



- A newly refurbished garden apartment
- Two double bedrooms one with en suite
- Private garden and courtyard area
- Electric heating system
- Close to seafront

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



Situated in a building directly facing the promenade, with its pleasant walks. Hythe town centre can be accessed via pathways and offers an extensive range of independent shops and the all important Waitrose store, there is also an Iceland's, Sainsbury's and Aldi's in the town. 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 fast access to St Pancras in just over fifty minutes. The historic Royal Military canal also runs through the centre of the town and offers recreational facilities.

A newly refurbished garden apartment, which has been finished to a high standard, offering a fitted kitchen with stone work surfaces and integral Neff oven and microwave, Neff induction hood and Neff extractor fan above, built-in fridge and freezer and washing machine, the living room opens to a private paved courtyard area and opening to covered area. There are two double bedrooms, one having an en suite bathroom and the other having a contemporary shower close by, there is also a sizable storage cupboard which houses a pressurized hot water cylinder, the apartment is serviced by electric radiators and there is also a further private garden area, this giving access to South Road, all windows and doors are in UPVC and the doors are finished in oak with contemporary fittings.

UPVC ENTRANCE DOOR

opening to

FITTED KITCHEN

with high and low level charcoal grey units with inset stainless steel bowl and mixer tap over with stone work surfaces, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated Neff stainless steel electric oven/grill with Neff stainless steel oven/grill/microwave under, breakfast bar, Neff induction hob with Neff extractor and light over, oak laminate flooring, UPVC double glazed window, inset spotlights, electric radiator

HALLWAY

with large walk in storage cupboard housing pressurized hot water cylinder, inset spotlights

LIVING ROOM

with inset spotlights and UPVC double glazed sliding patio door to private paved courtyard area with feature wood slating and opening to covered area, electric radiator

BEDROOM

with electric radiator, inset spotlights, consumer unit cupboard, UPVC double glazed window

CONTEMPORARY SHOWER ROOM

with double shower cubicle with rain head and shower attachment over with attractive marble style finish, extractor fan, inset spotlights, wall hung wash hand basin with mixer tap and stone splash back, low level WC, laminate oak flooring

MASTER SUITE

comprising

BEDROOM

with inset spotlights, electric radiator, UPVC double glazed window overlooking garden

EN SUITE BATHROOM

with contemporary suite with bubble ended bath and shower attachment and rainhead over, central mixer tap, attractive grey tiling, inset spotlights, recessed mirror with lighting over and stone shelf below, shaver point, vanity wash hand basin with mixer tap and cupboards and drawers under, low level WC, oak laminate flooring

OUTSIDE

Courtyard having paved area and feature wood slating to wall, opening to covered area. Private garden paved area, raised bed area for lawn and pathway to South Road

Tenure - Share of Freehold

Council tax - Band B

Local Authority - Folkestone & Hythe District Council

Lease Length - 999 year

Maintenance Fee - £1750 Per Annum

Ground Rent - N/A



Approx Gross Internal Area
82 sq m / 883 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 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.