



Flat 5 Commodore Court, Marine Parade, Hythe, Kent. CT21 6AW

Guide Price £300,000



- First floor apartment
- Panoramic sea views
- Living room/diner with balcony
- No onwards chain
- Early viewing essential

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 first floor apartment enjoying breathtaking panoramic sea views and comprising of a spacious L-shaped living room/diner with balcony, kitchen, two double bedrooms and a bathroom. The property benefits from mostly double glazing 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

COMMUNAL ENTRANCE HALL

with stairs leading to first floor

FIRST FLOOR

ENTRANCE HALL

with radiator, entry phone, coats cupboard with hanging rail and high level storage cupboard

L SHAPED LIVING ROOM/DINING ROOM

with two radiators, glazed sash window with secondary glazing panel side enjoying views to sea and fitted Laura Ashley roller blind and curtain, feature fireplace with tiled hearth and wood surround with electric fire, floor to ceiling UPVC sliding doors enjoying breathtaking panoramic sea views with Laura Ashley curtains allowing access out onto a balcony with glass balustrade and stainless steel hand rail

KITCHEN

with vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, localised tiling, freestanding slimline dishwasher, freestanding washer/dryer, one bowl stainless steel sink with mixer tap over, wall mounted gas fired combination boiler, glazed sash window, freestanding oven with four ring hob over, freestanding tall fridge/freezer

BEDROOM

with radiator, built in wardrobe with hanging rails, UPVC double glazed sash windows with beautiful views over Hythe to St Leonards Church and fitted roller blind and curtain

BEDROOM

with radiator, UPVC double glazed sash window with beautiful views over Hythe to St Leonards Church and fitted roller blind and curtain

SHOWER ROOM

with vinyl flooring, WC, hand basin with mixer taps over and storage cabinet under, heated mirror, localised tiling, glazed sash window with fitted roller blind, corner shower cubicle, two towel radiators

OUTSIDE

The property has access to pebbled communal gardens offering direct access to the beach as well as the added benefit of one allocated parking space.

Tenure - Share of Freehold

Council tax - Band B

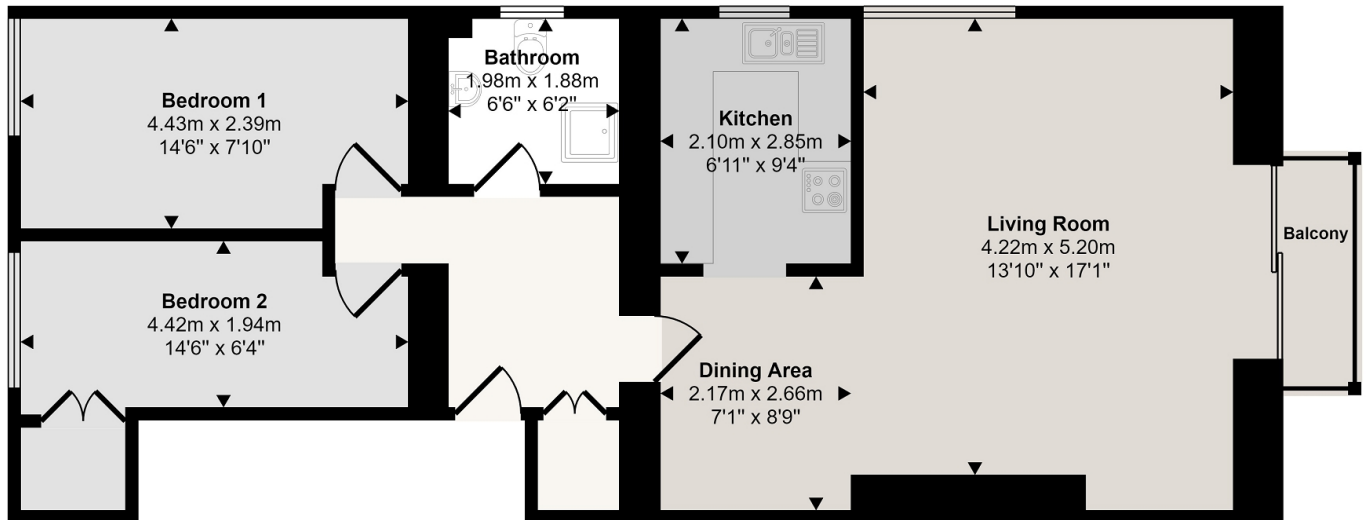
Local Authority - Folkestone & Hythe District Council

Lease Length - 999 years from 25th March 2000

Maintenance Fee - £1440 per annum



Approx Gross Internal Area
75 sq m / 802 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.



C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421

properties@crchildandpartners.co.uk

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.