



Flat 2, Shipway House, 28 Marine Parade, Hythe, Kent, CT21 6AN

Guide Price £325,000



- First floor apartment with lift
- Two double bedrooms
- Uninterrupted panoramic sea views
- Direct access to the promenade
- No onward chain

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



Situated on Hythe's unspoilt promenade and enjoying uninterrupted 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, Sainsbury's and Aldi. The historic Royal Military canal runs through the centre of Hythe with recreational facilities, doctors surgeries, dentists, council offices and library 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. The Harbour Arm, which has been subject to much re-development in recent years, 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 Rocksalt Restaurant and Folkestone sandy beach, together with the Old High Street with its eclectic range of restaurants, shops and art galleries.

This two bedroom first floor apartment enjoying stunning uninterrupted sea views set within a purpose built block located on Hythe's promenade with the added benefit of a lift. The property comprises of an entrance hall, living room, enclosed balcony with uninterrupted sea views, double bedroom with en-suite, kitchen, bathroom and further double bedroom. The property also has the added benefit of having no onward chain so an early viewing is highly recommended.

COMMUNAL ENTRANCE HALL

with stairs and lift to

FIRST FLOOR

ENTRANCE HALL

with radiator, entry phone, airing cupboard housing hot water cylinder with shelving over, built in cupboard with hanging rail and shelving over

LIVING ROOM

with radiator, UPVC double glazed windows overlooking side with views to sea, electric fireplace with surround, glazed doors leading out onto enclosed balcony with stunning uninterrupted sea views

ENCLOSED BALCONY

with two radiators, UPVC double glazed windows to all aspects with uninterrupted panoramic sea views

KITCHEN

with vinyl flooring, a selection of high and low level kitchen cabinets, integrated oven with four ring gas hob and extractor fan over, localised tiling, one and a half bowl stainless steel sink, integrated dishwasher, UPVC double glazed window overlooking rear, integrated fridge/freezer, integrated washer/dryer

BEDROOM

with radiator, doors leading out to enclosed balcony with stunning uninterrupted sea views

EN-SUITE

with WC with concealed cistern, hand basin with mixer taps over, radiator, shower cubicle

BEDROOM 2

with radiator, fitted wardrobes with hanging rails and shelving over, UPVC double glazed windows overlooking rear

BATHROOM

with vinyl flooring, WC with concealed cistern, localised tiling, hand basin with mixer taps over, high level UPVC double glazed frosted windows, panelled white bath with mixer taps over and separate hand attachment, towel radiator

OUTSIDE

The property enjoys communal gardens backing onto the promenade with a patio seating area with the rest mainly being laid to lawn with a selection of planting with a gate allowing direct access onto the promenade.

Tenure - Share of freehold

Council tax - Band C

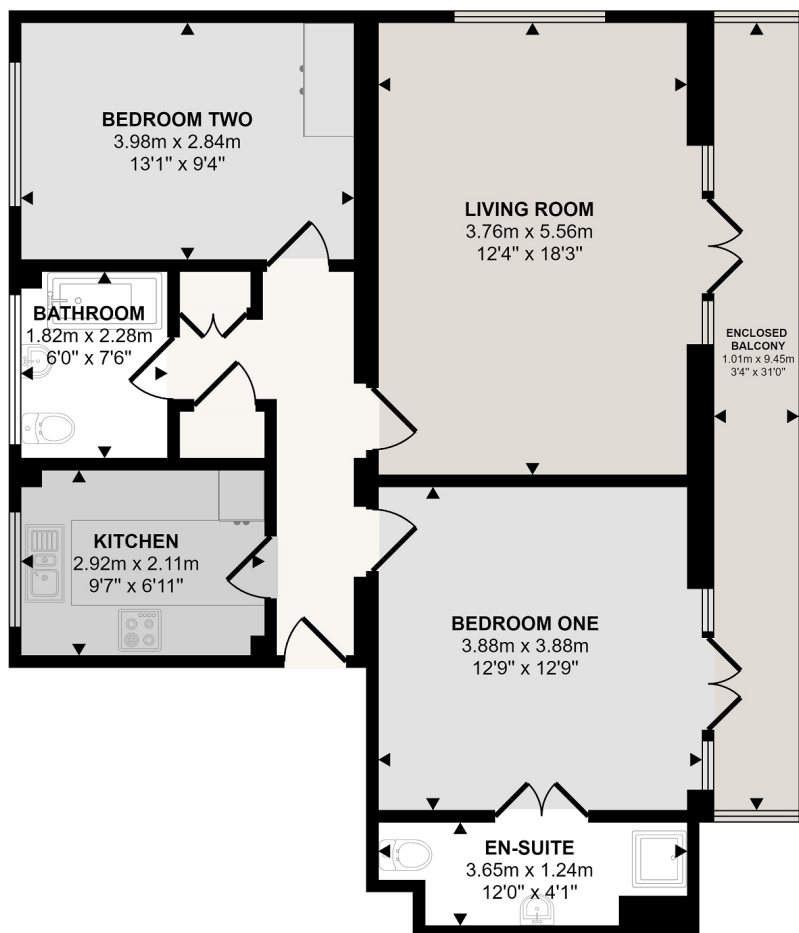
Local Authority - Folkestone & Hythe District Council

Lease Length - Approximately 78 Years Remaining

Maintenance Fee - £573.16 per quarter (£2292.64 per annum)



Approx Gross Internal Area
74 sq m / 798 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.