



Flat 3 Broadview South Road, Hythe, Kent. CT21 6BA

Guide Price £575,000



- Three bedroom Top floor seafront apartment
- Uninterrupted panoramic sea views
- Direct access to the promenade
- Double length garage & allocated parking space
- In need of updating

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



Situated on Hythes 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, Sainsburys 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.

A rare opportunity to purchase a well-presented three bedroom top floor apartment set in this purpose built block and enjoying uninterrupted breath-taking views to sea and views across the recreational ground to Hythe hillside to the rear. The apartment offers a spacious living room/ dining area with a balcony enjoying sweeping panoramic sea views, kitchen, utility cupboard, hall, three bedrooms with views across the recreational ground to Hythe hillside one of which have an en-suite. The property benefits from double glazed windows throughout and a gas central heating system with the added benefit of a store room, double length garage & allocated parking space. The property is considered to be dated but is well worthy of the expenditure required, it is also being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

COMMUNAL ENTRANCE HALL

with stairs and lift to

THIRD FLOOR

ENTRANCE HALL

with radiator, cupboard with hanging rail and shelving over

LIVING/DINING AREA

with two radiators, UPVC double glazed doors with floor to ceiling windows either side leading onto balcony enjoying sweeping panoramic views to sea, UPVC double glazed window enjoying stunning sea views

KITCHEN

with tile effect flooring, a selection of high and low level kitchen cupboards, laminate worktops, integrated fan assisted oven, four ring gas hob with extractor fan over. localised tiling, one and a half bowl stainless steel sink with mixer taps over, integrated dishwasher, space & plumbing for washing machine, UPVC double glazed window enjoying stunning sea views

UTILITY CUPBOARD

with tile effect flooring, radiator, shelving, RCD fusebox, wall mounted boiler

BEDROOM

with radiator, UPVC double glazed windows with views over South Road field over to St Leonards Church, built in wardrobes with hanging rail and shelving over with dressing table to centre

MODERN EN SUITE

with wood effect vinyl flooring, WC incorporated into modern storage cupboard with laminate top over and hand basin to side with mixer tap over, acrylic panelling, UPVC frosted window to side, shower cubicle

BATHROOM

with WC, hand basin with mixer taps over, radiator, panelled bath with mixer taps over, shower curtain and riser rail shower, localised tiling

BEDROOM

with radiator, UPVC double glazed windows with views over South Road field over to St Leonards Church, built in wardrobes with hanging rail and shelving over

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with radiator, UPVC double glazed windows with views over South Road field over to St Leonards Church

OUTSIDE

The property enjoys access via steps to the rear directly onto the promenade. To the front of the building there is a brick block entrance where you have one allocated space as well as access to a private double length garage and separate store room

GARAGE

with electric roller door, power & lighting, door to rear accessing steps up to promenade

STORAGE ROOM

with power & lighting

Tenure - Share of Freehold

Council tax - Band E

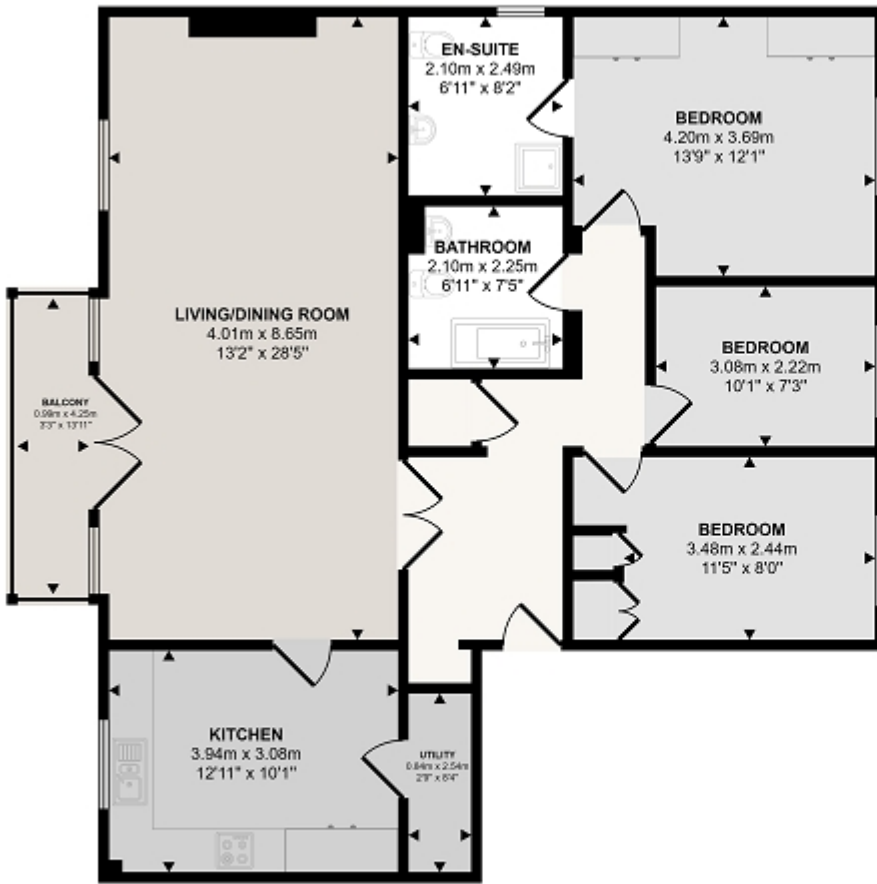
Local Authority - Folkestone & Hythe District Council

Lease Length - 964 years remaining

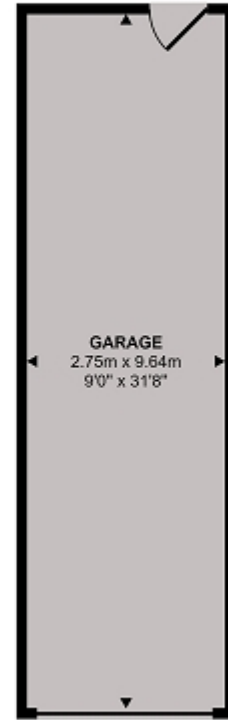
Maintenance Fee - £4,000 per annum



Approx Gross Internal Area
136 sq m / 1467 sq ft



Floorplan
Approx 108 sq m / 1163 sq ft



Garage
Approx 26 sq m / 285 sq ft



Store Room
Approx 2 sq m / 19 sq ft

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	77	79
(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.