



7 Lower Corniche, Hythe, Kent. CT21 5TP

Guide Price **£300,000**



- Ground floor apartment
- Two bedrooms
- Private sun terrace
- Communal gardens
- Allocated parking space

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



Situated on the lower hillside and conveniently located for both Sandgate and Hythe, Sandgate offering an eclectic mix of cafe bars, restaurants, pubs, bric-a-brac and antique shops, Hythe offering a good range of independent shops together with Waitrose, Aldi and Sainsburys stores. The seafront promenade links the two. High speed rail services are available from both Folkestone Central and Folkestone West railway stations giving fast access to London St Pancras in approximately fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Folkestone also offers a good selection of shopping facilities and amenities including Folkestone sports centre with its dry ski slope and the Leas Cliff hall attracting regular acts and shows. Folkestone also boasts the recently redeveloped Harbour arm with its pop-up restaurants and bars together with the champagne bar located in the former lighthouse. The railway bridge across the harbour was also recently refurbished to a walkway linking to the award-winning Rock Salt restaurant and Folkestones sandy beach.

A modern purpose-built two bedroom apartment offering UPVC double glazing and central heating throughout with newly installed gas fired boiler. The property boasts a bedroom with en suite bathroom with the second bedroom having an interconnecting shower room. The living room has French doors opening on to a private sun terrace and the kitchen has recently been upgraded. The apartment also has the use of communal gardens and an allocated parking space together with a security entry system.

COMMUNAL ENTRANCE HALL

with security entry system leading to

HALLWAY

with oak faced front door, walk-in airing cupboard, heating thermostat, walk-in storage cupboard which would accommodate bikes

LIVING ROOM

with radiator, UPVC double glazed window overlooking side and double glazed French doors opening to private enclosed sun terrace with sea glimpses

MODERN FITTED KITCHEN

with tile effect vinyl flooring, a selection of high and low level modern gloss kitchen cabinets, integrated fridge/freezer, integrated Bosch microwave oven, integrated Bosch fan assisted oven, wood effect laminate worktops with matching upstands, acrylic splashback, four ring Bosch induction hob with extractor fan over, one and a half bowl stainless steel sink with mixer taps over, radiator, UPVC double glazed windows overlooking front with sea glimpses, slimline Bosch dishwasher, integrated Bosch washing machine, newly installed Viessman gas fired combination boiler concealed within kitchen cabinet

BEDROOM

with built-in double wardrobe cupboard, radiator, UPVC double glazed window with sea glimpses

EN SUITE BATHROOM

with vinyl flooring, panelled bath and shower attachment over, hand basin with mixer taps over, WC, localised tiling, radiator

BEDROOM

with built-in double wardrobe cupboard, UPVC double glazed window overlooking side, radiator

INTERCONNECTING SHOWER ROOM

with vinyl flooring, newly fitted shower cubicle, hand basin with mixer taps over, WC, radiator, doorway to hallway and bedroom, localised tiling

OUTSIDE

The apartment enjoys communal gardens, allocated parking space & communal bin store

Tenure - Not Specified

Council tax - Band D


Local Authority - Folkestone & Hythe District Council

Lease Length -TBC

Maintenance Fee - £TBC

Ground Rent - £TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(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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