



Flat 7, 102 Bay View, North Road, Hythe, Kent, CT21 5DX

EPC Rating = B

Guide Price £450,000





* Price Range £450,000 to £460,0000 * A beautifully presented luxury two-bedroom apartment located on the highly sought-after North Road. Set within an attractive modern development, this stunning property combines elegance with contemporary comfort. Step inside to discover a bright and spacious open-plan living/dining room, boasting floor-to-ceiling windows that flood the space with natural light and offer picturesque views over Hythe and the Channel beyond. The modern kitchen is fully fitted with quality appliances and ample storage, ideal for both everyday use and entertaining. The apartment features two well-proportioned bedrooms both with built in wardrobes. Outside, the property has a South facing private balcony enjoying those breathtaking views. There are well maintained communal gardens with attractive seating areas, and secure underground parking, adding both convenience and peace of mind. With the beach, High Street, and transport links all within easy reach, this apartment provides a fantastic opportunity to enjoy this wonderful coastal town without compromise. EPC Rating = B

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Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Allocated

Heating Gas - Under floor heating

EPC Rating B

Council Tax Band D

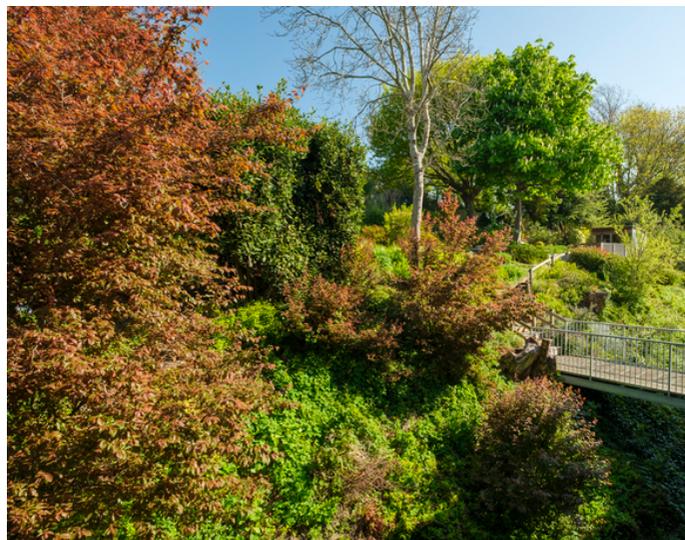
Folkestone & Hythe District Council



Situation

The property is situated in the most sought after position of 'North Road' in an elevated position enjoying magnificent views, yet close enough to walk to the bustling Hythe town centre which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants.

The Port town of Folkestone is approximately 4.5 miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Sandling (Approx. 1.6 miles) and Folkestone (Approx 4.9 miles) has a direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4.8 miles) The M20 connection to the motorway network is (Approx. 3.7 miles).





Ground floor
Communal entrance
Lift and stairs to all floors

Third floor
Entrance hall

Living/Dining room
19' 2" x 16' 5" (5.84m x 5.00m)

Kitchen
13' 4" x 9' 0" (4.06m x 2.74m)

Bedroom one
16' 7" x 10' 5" (5.05m x 3.17m)

En suite shower room

Bedroom two
10' 8" x 9' 7" (3.25m x 2.92m)

Bathroom

Outside
South facing balcony

Communal Gardens

Lease Information
Leasehold with share of freehold
Service charge £2,450 per annum



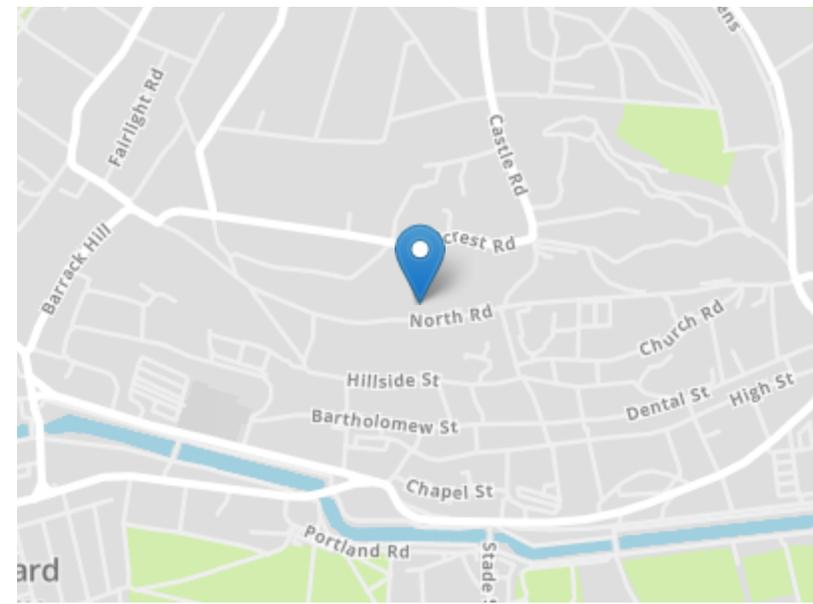




Approximate Gross Internal Area (Excluding Balcony) = 91 sq m / 977 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.
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Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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