





Experience the breathtaking views of Hythe's coastline and town from this apartment, a stunning ground floor residence offering 989 sq ft of luxury living space. The spacious accommodation includes an open plan living room/kitchen, where natural light floods the space and panoramic views of the English Channel and French coastline captivate your senses. The kitchen is beautifully appointed, providing a stylish backdrop for culinary endeavours. Relax and unwind on the balcony. The master bedroom features an en-suite bathroom, while a second bedroom offers flexibility for guests or home office use. A separate bathroom completes the layout with modern amenities. This apartment includes allocated parking at the front of the property and a communal bike store. Don't miss the opportunity to make this apartment your coastal retreat in Hythe. EPC RATING = B

Guide Price £495,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Allocated space

Heating Gas

EPC Rating B

Council Tax Band D

Folkestone & Hythe



Situation

This property is situated in the popular 'Hillcrest Road' on Hythe's hillside. The town is a cinque port with a bustling centre which is brimming with bespoke shops, coffee shops, pubs and restaurants. There is a Waitrose and Sainsbury's. The property is conveniently close to the High Street, Royal Military Canal and beach. The village of Saltwood is only a short distance up the hill offering an active village community, newsagents/general store, The Castle Hotel, Michelin star restaurant, village hall, highly regarded primary and secondary schools, the latter with performing art status. Folkestone lies to the East with High Speed Rail service to London, with a journey time to St Pancras of less than an hour. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are within easy reach. There are great bus services to many wonderful destinations such as the Cathedral City of Canterbury (approximately 18 miles) and the historic town of Rye (approximately 22 miles).

The accommodation comprises

Communal entrance and hall

Ground floor

Entrance hall

Open plan Kitchen/Living/Dining room

31' 2" x 12' 6" (9.50m x 3.81m)

Balcony

12' 7" x 4' 6" (3.84m x 1.37m)

Bedroom one

16' 8" x 9' 11" (5.08m x 3.02m)

Walk in wardrobe

En suite shower room

Bedroom two

16' 8" x 8' 4" (5.08m x 2.54m)

Bathroom



Outside

Parking

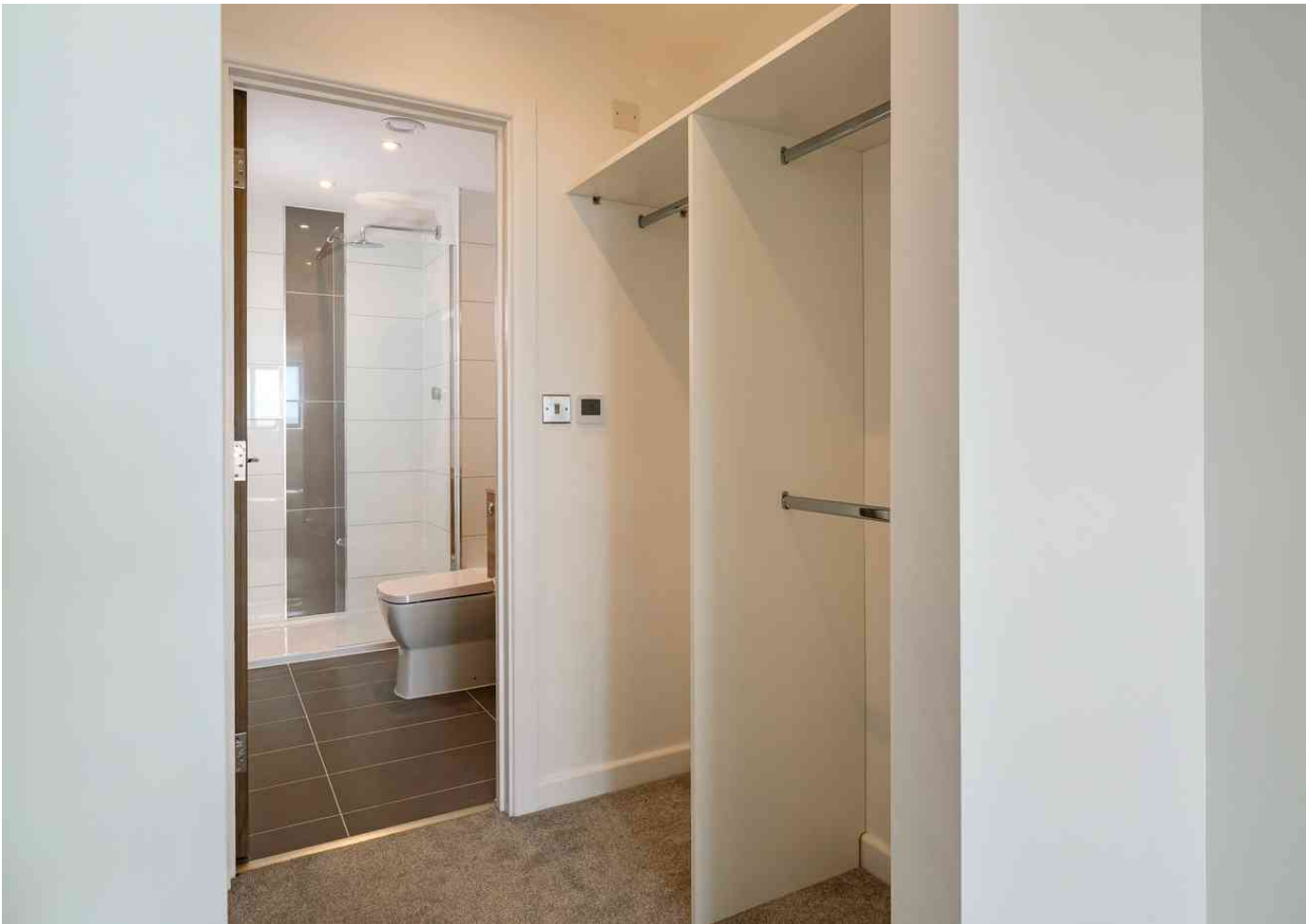
Allocated parking bay with electric charging point

Lease information

Leasehold with Share of freehold on completion of sales of all apartments in the building

Length of Lease - 999

Annual service charge approx. £2,025.00







Approximate Gross Internal Area (Excluding Balcony) = 92 sq m / 989 sq ft

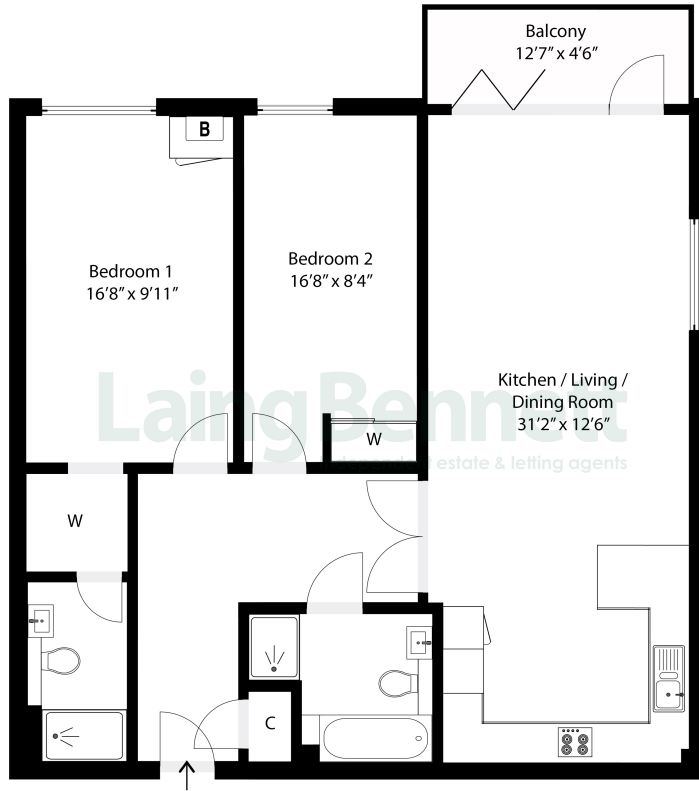
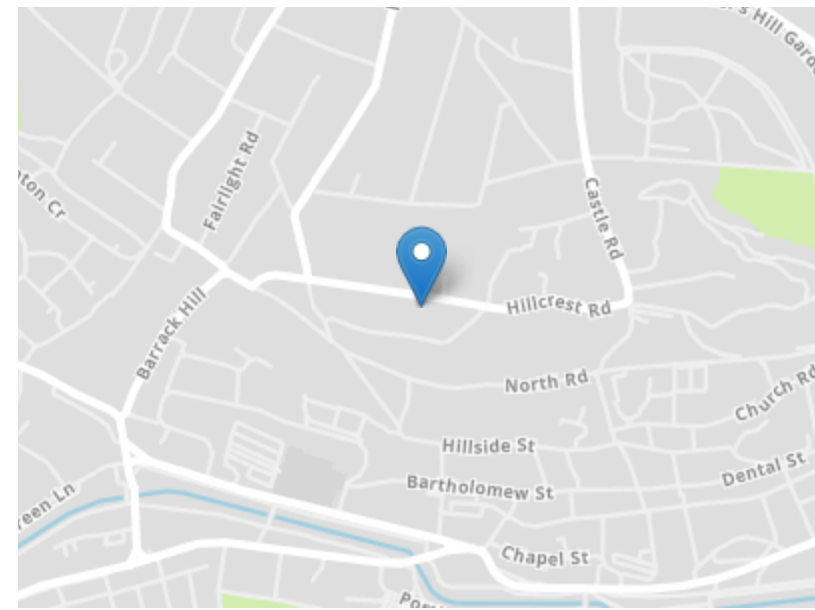


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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(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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