

1 Ocean Gateway Fishermans Beach

Hythe
CT21 6FN

£580,000 FREEHOLD

FOR SALE WITH BURNAP AND ABEL....Burnap + Abel are excited to present this fabulous and exclusive home situated in the new and popular Ocean Beach in Hythe. The property is arranged over 4 floors offering flexible accommodation for a variety of lifestyles. On the ground floor there is a garage, bin store, utility/laundry room, cloakroom/WC and access to the rear garden. On the first floor you will find two double bedrooms, family bathroom and an enclosed balcony. The second floor consists of an open plan living, dining and kitchen space which is perfect for the whole family or entertaining guests. The top floor is dominated by the master bedroom suite featuring its own en-suite, dressing room and private balcony with excellent sea views. The estate nestles quaintly on the beach with all homes having direct access to the beach and sea views. Hythe town centre is approximately 1/2 mile and there is a convenient store on site along with the ever popular Griggs of Hythe offering freshly cooked seafood right on your doorstep. Overall a fantastic and unique style home in a great location.



Entrance Hall

With ceramic tiled flooring, recessed downlighters, radiator, built in utility cupboard housing Glow Worm gas fired boiler and pressurised hot water cylinder with space and plumbing for washing machine and tumble dryer, stairs to first floor with storage space under, triple glazed door leading out to the courtyard garden and door to shower room.

Shower Room

6' 4" x 4' 8" (1.93m x 1.42m) A high quality 'Villeroy & Boch' suite comprising quadrant shower cubicle, WC with concealed cistern, vanity wash hand basin with mixer tap over and drawers under, fully tiled walls, ceramic tiled flooring, chrome effect heated towel rail, extractor fan, recessed downlighters, triple glazed frosted window to rear.

Landing

Balcony

With glazed balustrade with stainless steel handrail, decked flooring and wood panelled walls, sea glimpse.

Bedroom Two

16' 6" x 11' 8" (5.03m x 3.56m) With rear aspect triple glazed window and triple glazed door opening to a glazed Juliet balcony overlooking the garden, recessed downlighters, radiator.

Family Bathroom

9' 2" x 5' 6" (2.79m x 1.68m) A high quality white 'Villeroy & Boch' suite comprising panelled bath with glazed folding shower screen to side, mixer tap, rainfall shower head and separate shower attachment over, WC with concealed cistern, vanity wash hand basin with mixer tap over and storage drawers under, large fitted mirror and shaver point, fully tiled walls and tiled flooring, chrome effect heated towel rail, extractor fan, recessed downlighters.

Bedroom Three

12' 0" x 9' 11" (3.66m x 3.02m) With front aspect triple glazed window and sea glimpse, radiator, recessed downlighters.

Second Floor Landing

Lounge/Kitchen/Dining Room

27' 11" x 16' 6" (8.51m x 5.03m) With engineered oak flooring throughout, contemporary 'Umbermaster' luxury fitted kitchen comprising square edge quartz work surfaces with matching upstands and concealed lighting over, range of gloss finish store cupboards and drawers, inset four ring induction Neff hob with extractor hood over, inset one and a half bowl sink/drainer with mixer tap over, integrated Neff appliances including fridge/freezer, combination double oven/grill and microwave and dishwasher, front aspect triple glazed window enjoying a beautiful sea view, recessed downlighters, opening to dining area and living room with rear aspect triple glazed window and triple glazed door to a glazed Juliet balcony overlooking the garden, two radiators.

Third Floor Landing

With built-in linen cupboard and store cupboard, radiator, door to master bedroom suite.

Study Area

Ideal for use as an office/study space with triple glazed window to front.

Master Bedroom

16' 1" x 9' 11" (4.90m x 3.02m) With triple glazed window to rear, feature vaulted ceiling, radiator, doors to walk-in wardrobe and en suite shower room, front aspect UPVC triple glazed window and tilt & turn door opening to roof terrace with sea view.

Walk-In Wardrobe

With 'Keylite' skylight window, hanging space and storage.

En-Suite

A high quality 'Villeroy & Boch' suite comprising shower cubicle with rainfall showerhead and separate attachment, WC with concealed cistern, vanity wash hand basin with mixer tap over and drawers under, fully tiled walls and tiled flooring, chrome effect heated towel rail, extractor fan, recessed downlighters, 'Keylite' skylight window, shaver point.

Roof Terrace/Balcony

11' 0" x 6' 7" (3.35m x 2.01m) Affording a stunning panoramic view over Fisherman's Beach to the English Channel and French coastline beyond, with glazed balustrade and stainless steel handrail, decked flooring and wood panelled walls, outside power point and wall light.

Garage

16' 6" x 9' 5" (5.03m x 2.87m)

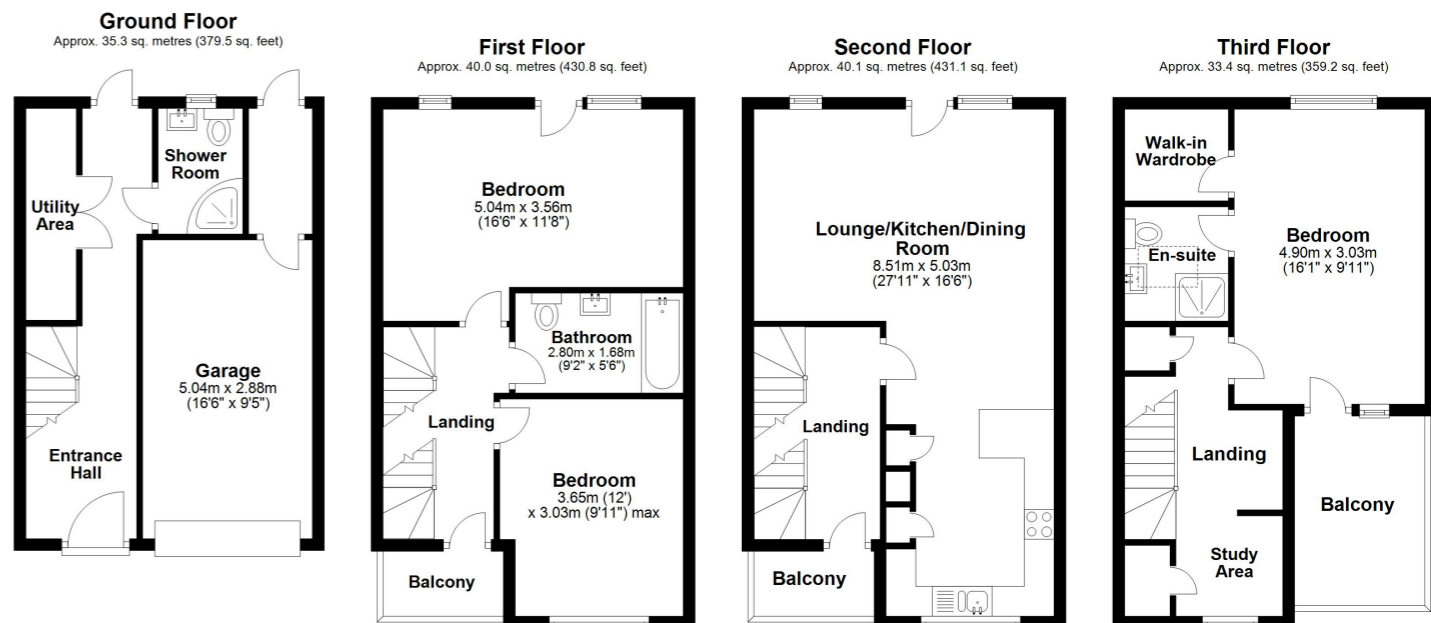
Off Road Parking

Rear Garden

To the rear of the property is an enclosed courtyard garden (24'9 x 17'7) laid to paving and offering a low maintenance space to relax and enjoy. There is an outside wall light, tap, a recently-added garden shed (9'6 x 7'6 internally) and outside power points. A door leads from the courtyard to a storeroom with automatic lighting, leading through to the enclosed garage (16'6 x 9'5), also with automatic lighting and a remote-controlled electric roller door. There is additional off road parking space to the front with visitors' parking also available on site.

Service Charges

We have been advised by our client that the current service charge for the development is £200.00 per annum.



Total area: approx. 148.7 sq. metres (1600.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

