



6 Flow, Fisherman's Beach, Range Road, Hythe, Kent, CT21 6HQ

EPC Rating = B

Guide Price £1,000,000





A stunning three bedroom Penthouse apartment with breathtaking South facing views over the English Channel and Kent coastline. Luxury modern contemporary living with high specification of finish. Spacious accommodation, sun terrace and three balconies. The accommodation comprises: communal entrance, stairs and lift directly into the Penthouse, entrance lobby with storage cupboards, living/dining room with sun terrace, kitchen/breakfast room with island, built in appliances, larder/utility and balcony, bedroom one with en suite shower room and balcony. Two further bedrooms and a main bathroom. Two parking spaces, one which is covered and has an electric charger point. Remainder of new build 10 year warranty. Direct access to the Beach and West Parade promenade. Walking distance to Hythe High Street, Royal Military Canal and Waitrose. EPC RATING = B

Guide Price £1,000,000

Tenure Leasehold

Property Type Penthouse

Receptions 2

Bedrooms 3

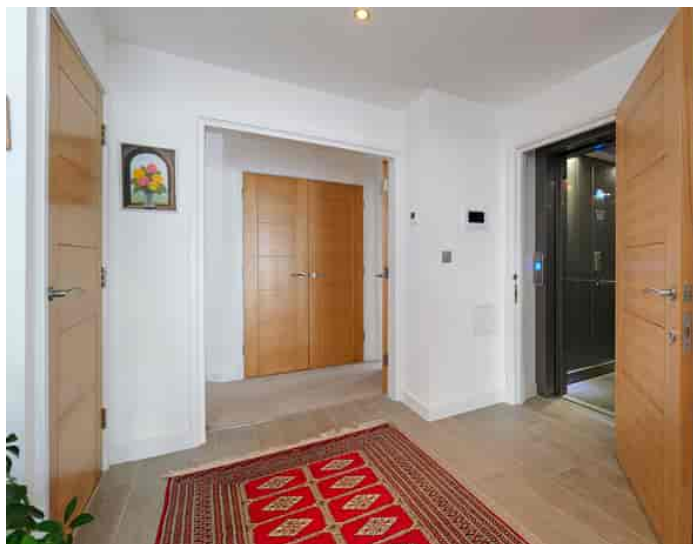
Bathrooms 2

Parking Two allocated spaces

Heating Gas

EPC Rating B

Council Tax Band F
Folkestone & Hythe



Situation

Fisherman's Beach in Hythe is a luxury enclave of homes located on the beach. 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, Aldi and Sainsbury's in the town. The property is also conveniently close to the High Street, Royal Military Canal and beach. 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 hall, stairs and lift with goes directly into the apartment

Entrance lobby with storage cupboards

Living/dining room

32' 3" x 17' 0" (9.83m x 5.18m)

South facing sun terrace

Kitchen/breakfast room

19' 4" x 19' 2" (5.89m x 5.84m)

Larder/utility

Balcony

Inner hallway

Bedroom one

18' 8" x 10' 3" (5.69m x 3.12m)





En suite shower room

Balcony

Bedroom two

18' 8" x 13' 7" (5.69m x 4.14m)

Balcony

Bedroom three

14' 3" x 10' 1" (4.34m x 3.07m)

Bathroom

Outside

Covered parking space with an electric charger point

16' 5" x 9' 5" (5.00m x 2.87m)

Second parking space

Store cupboard with space for bicycles

Lease information

Lease

999 year lease with 994 remaining

Service charge

Approx. £3,000 pa

Ground rent

TBC

Tenure - Leasehold

Council tax - Band F







Approximate Gross Internal Area (Excluding Lift, Hall and Balconies) = 165 sq m / 1781 sq ft
 Balconies = Approx. 63 sq m / 682 sq ft
 Covered Parking = 14 sq m / 155 sq ft

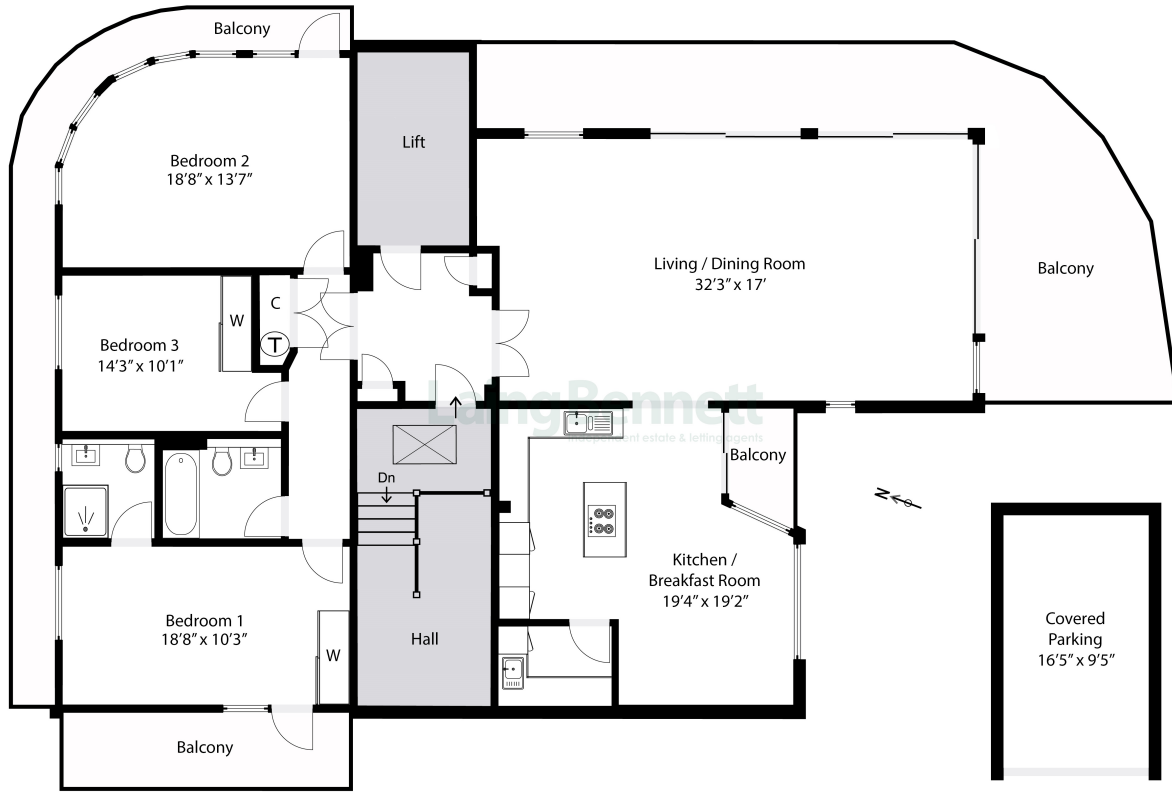
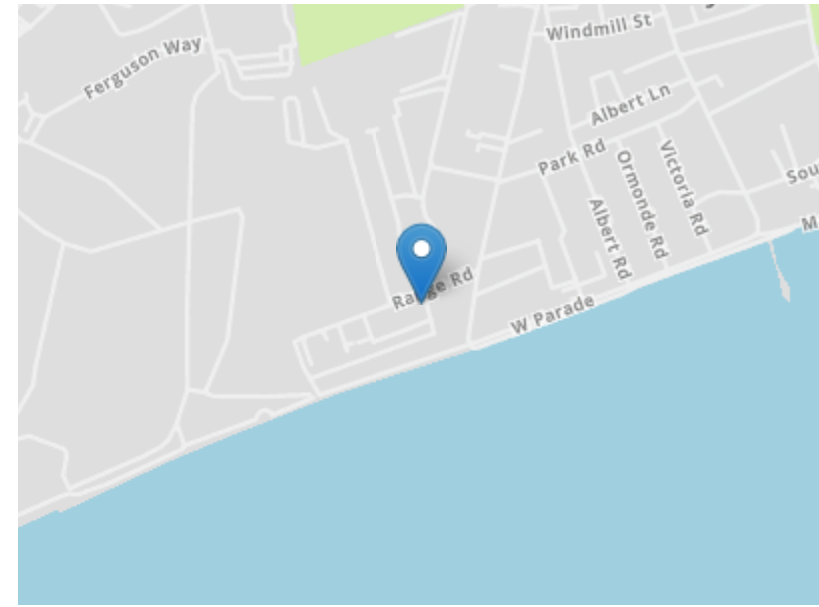


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	85



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