





Immerse yourself in the breathtaking views of Hythe's coastline and town from this exceptional ground floor apartment, offering 902 sq ft of luxurious living space. Step inside to discover a spacious open plan living room/kitchen, where natural light floods the interior and panoramic vistas of the English Channel and French coastline create a captivating backdrop. The kitchen is tastefully designed, providing an elegant setting for culinary adventures and entertaining. Unwind and soak in the scenery on the balcony. The master bedroom boasts an en-suite bathroom, while a second bedroom offers versatility for guests or a home office. A separate bathroom completes the layout with modern amenities. This apartment comes with allocated parking at the front of the property, along with access to a communal bike store for outdoor enthusiasts. Schedule a viewing today and envision the lifestyle that awaits you in this exceptional setting. Leasehold with Share of Freehold. No forward chain. EPC RATING = B

Guide Price £450,000

Tenure Leasehold Share of Freehold

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
22' 6" x 14' 2" (6.86m x 4.32m)

Balcony
14' 8" x 4' 6" (4.47m x 1.37m)

Bedroom one
16' 11" x 15' 7" (5.16m x 4.75m)

En suite shower room

Bedroom two
14' 2" x 8' 8" (4.32m x 2.64m)

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) = 84 sq m / 902 sq ft

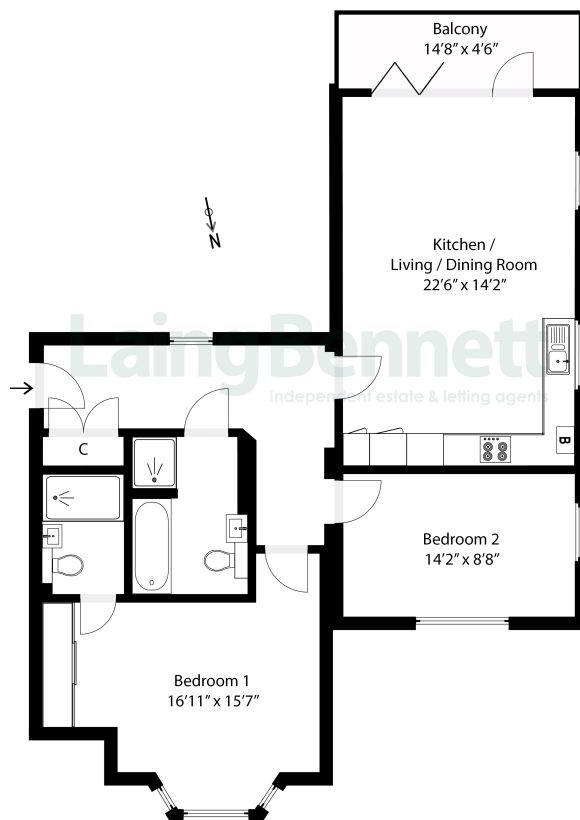
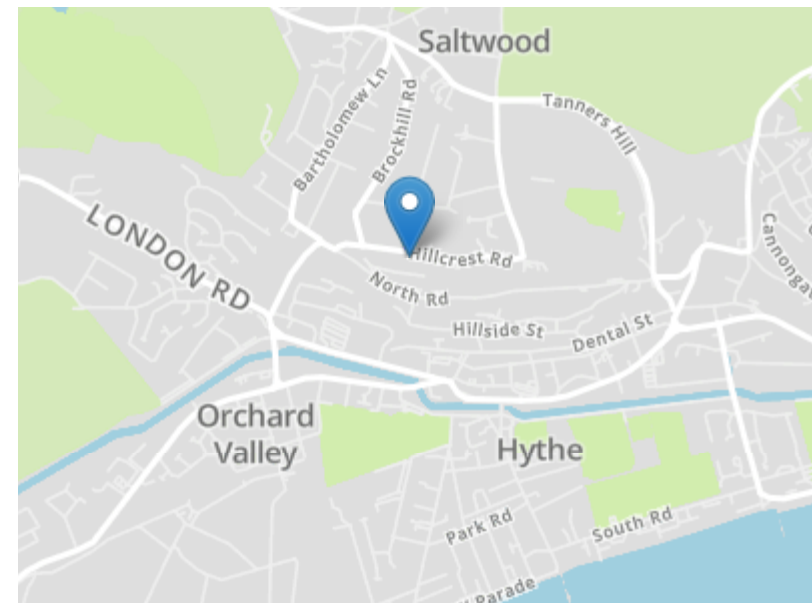


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

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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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