

**Laing
Bennett**

Residential sales

THE TERRACE

The Terrace Apartments Flat 6, West Parade, Hythe, Kent, CT21 6DQ

Guide Price £329,950

EPC RATING: D

Sought
After
Location

A stunning first-floor apartment bathed in natural sunlight with far-reaching sea views, which can be enjoyed from the delightful balcony. The accommodation comprises: Main entrance, stairs or lift to the first floor, entrance door giving access to the hallway, sitting room with French doors leading to balcony, kitchen, bedroom one with door leading to dressing room/study and bedroom two with French doors leading to balcony, shower room/WC. Outside: Two allocated parking spaces. EPC RATING = D



Situation

The property is situated 'by the sea' in a most sought after location 'West Parade' in the town of Hythe and within walking distance of the High Street, Royal Military Canal and the seafront. Hythe 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 Folkestone (Approx 4.9 miles) and Sandling Station' (Approx. 1.6 miles) with direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Ashford International and Eurostar (Approx 16 miles) with services to Paris and Brussels. Channel Tunnel terminal is (Approx. 2.6 miles) The M20 connection to the motorway network is (Approx. 3.7 miles)

Welcome to this stunning home by the sea

This stylish home is presented to a high standard with a quality finish and a sleek and modern style that would please anybody looking to move into their dream home. As you enter the apartment one of the main feelings you experience are a sense of space, light and calmness. Each room is impeccably presented and flows perfectly. The real 'showstopper' has to be the double aspect sitting room with french doors leading out to the long balcony where you can relax in the sun while enjoying the views over the beach and out to sea. The balcony can also be accessed via one of the double bedrooms so you can start or end your day enjoying that perfect view. If you are looking for a quality home by the sea then don't hesitate to book a viewing.

GROUND FLOOR

Entrance porch

With door leading to:



Entrance hall
With stairs and lift:

First floor landing
With door to:

Apartment entrance hall

Spacious hallway

Sitting/dining room

14' 9" x 14' 7" (4.50m x 4.45m) With wide walk through opening to kitchen and glazed french doors leading to:

Balcony

20' 10" x 2' 9" (6.35m x 0.84m) Enjoying views over the beach and sea and as far as France on a clear day.

Kitchen

11' 3" x 9' 5" (3.43m x 2.87m)

Bedroom one

11' 4" x 9' 4" (3.45m x 2.84m) With door leading to:

Dressing room

6' 4" x 5' 10" (1.93m x 1.78m)

Bedroom two

11' 0" x 8' 9" (3.35m x 2.67m) With glazed French doors leading to the balcony where you can enjoy the magnificent view

Shower room/WC

Outside

Parking

Two allocated parking bays

Additional information

Leasehold with share of freehold - Approx 177 years remaining

Service charge and maintenance - £1,800 per annum

Ground rent £100 per annum

Heating

Electric

Council Tax Band

Folkestone And Hythe District Council (Band C)



Approximate Gross Internal Area = 63 sq m / 673 sq ft

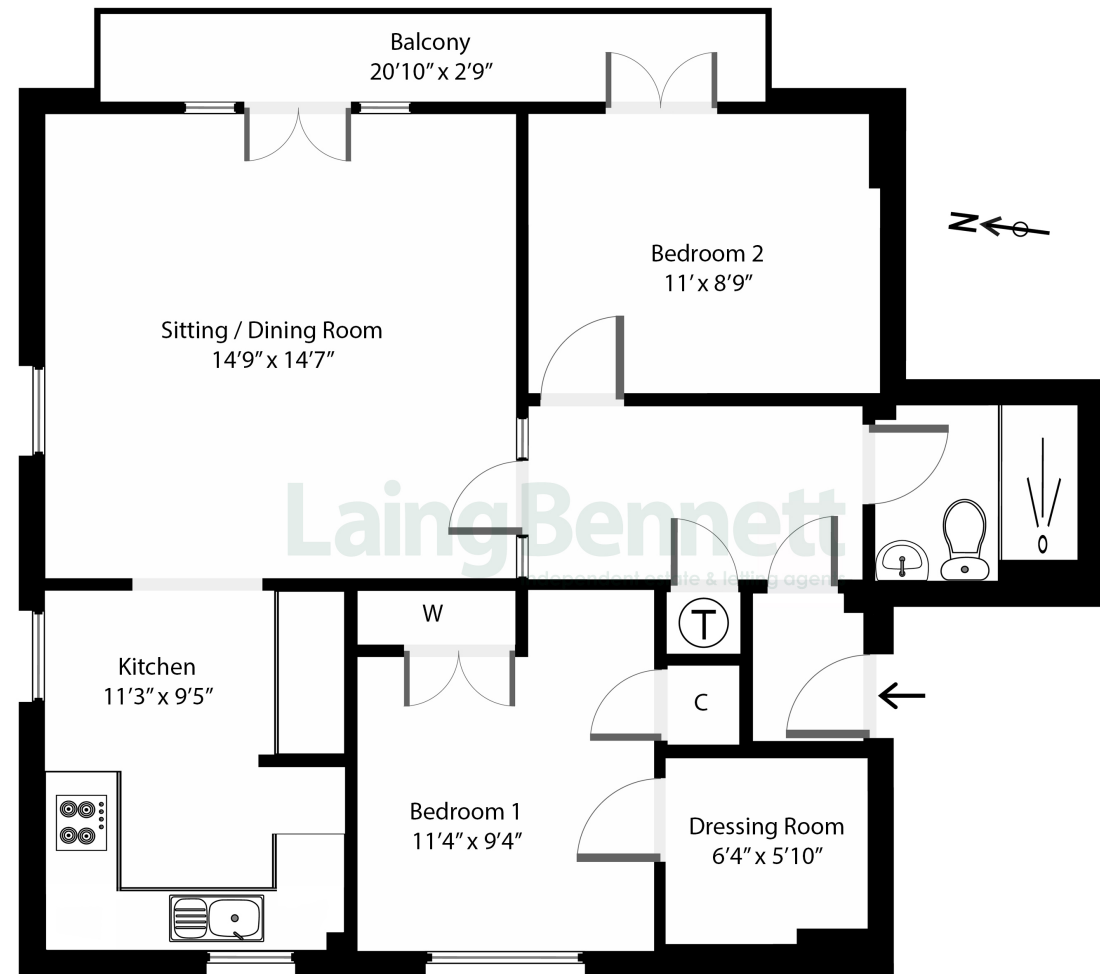


Illustration for Identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.



Need to Book a Viewing?

If you would like to view this property please contact our Hythe branch on 01303264846 or hythe@laingbennett.co.uk

Directions

For directions to this property please contact us

Hythe

01303264846

hythe@laingbennett.co.uk

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	60	66
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>		



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