



Flat 2 6 Marine Parade, Hythe, Hythe, Select County, CT21 6AJ

EPC Rating = D

Guide Price £199,995



A superb one bedroom apartment located in a prime location 'just off' the sea seafront. Accommodation comprises: Communal entrance door and hall, apartment entrance hall, dining/living room with attractive fireplace, double bedroom with built in wardrobe cupboard range. Shower room. Long lease with share of Freehold and NO CHAIN! EPC RATING = D

**Guide Price £199,995**

**Tenure** Share of Freehold

**Property Type** Flat

**Receptions** 1

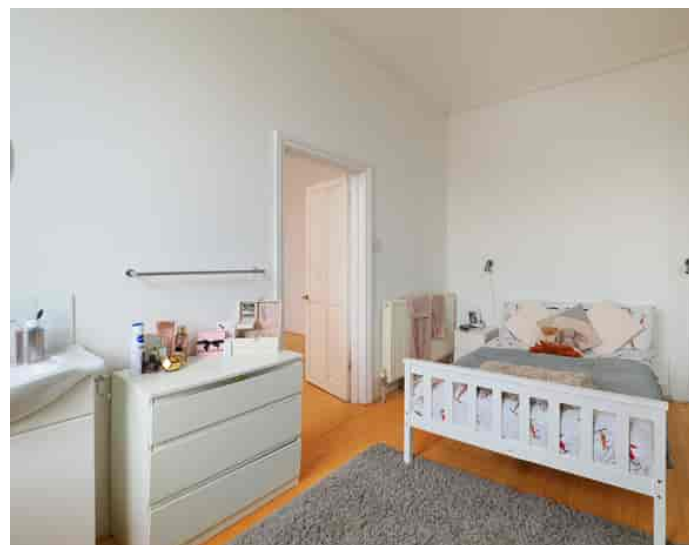
**Bedrooms** 1

**Bathrooms** 1

**Heating** Gas

**EPC Rating** D

**Council Tax** Band A  
Folkestone and Hythe





## Situation

Hythe 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).

## Communal entrance hall

Stairs to:

## First floor

### Entrance hall

### Lounge/dining room

14' 5" x 14' 0" (4.39m x 4.27m)

### Bedroom

14' 5" x 10' 6" (4.39m x 3.20m)

### Kitchen

7' 11" x 7' 10" (2.41m x 2.39m)

### Shower room/WC

## Additional information

Leasehold - 999 year lease with approximately 953 years remaining

Service charge - £2,000 pa

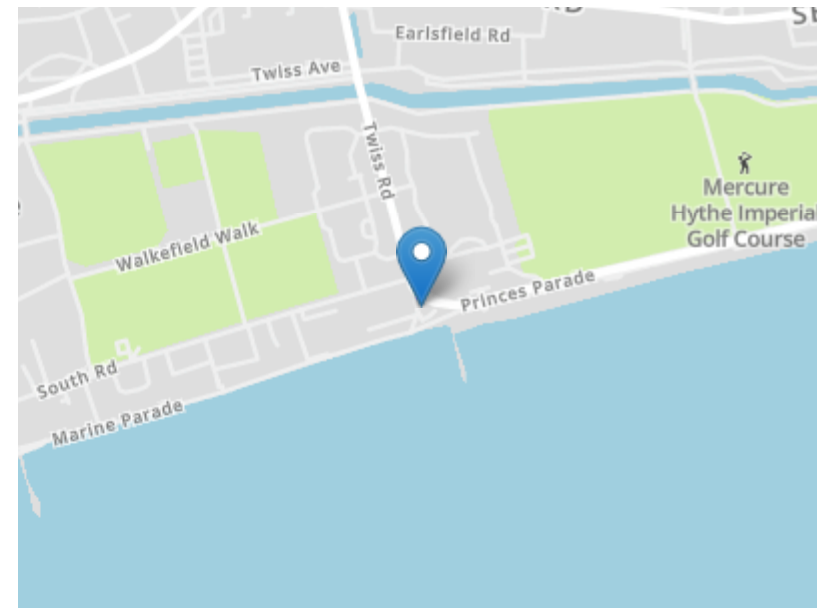
No ground rent.



Approximate Gross Internal Area (Including Low Ceiling) = 44 sq m / 477 sq ft



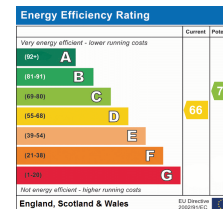
Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.  
© Unauthorised reproduction prohibited



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

The Estate Office  
8 Station Road  
Lyminge  
Folkestone  
Kent  
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.