











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. EPC RATING = B

**Guide Price £475,000**

**Tenure** Leasehold

**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

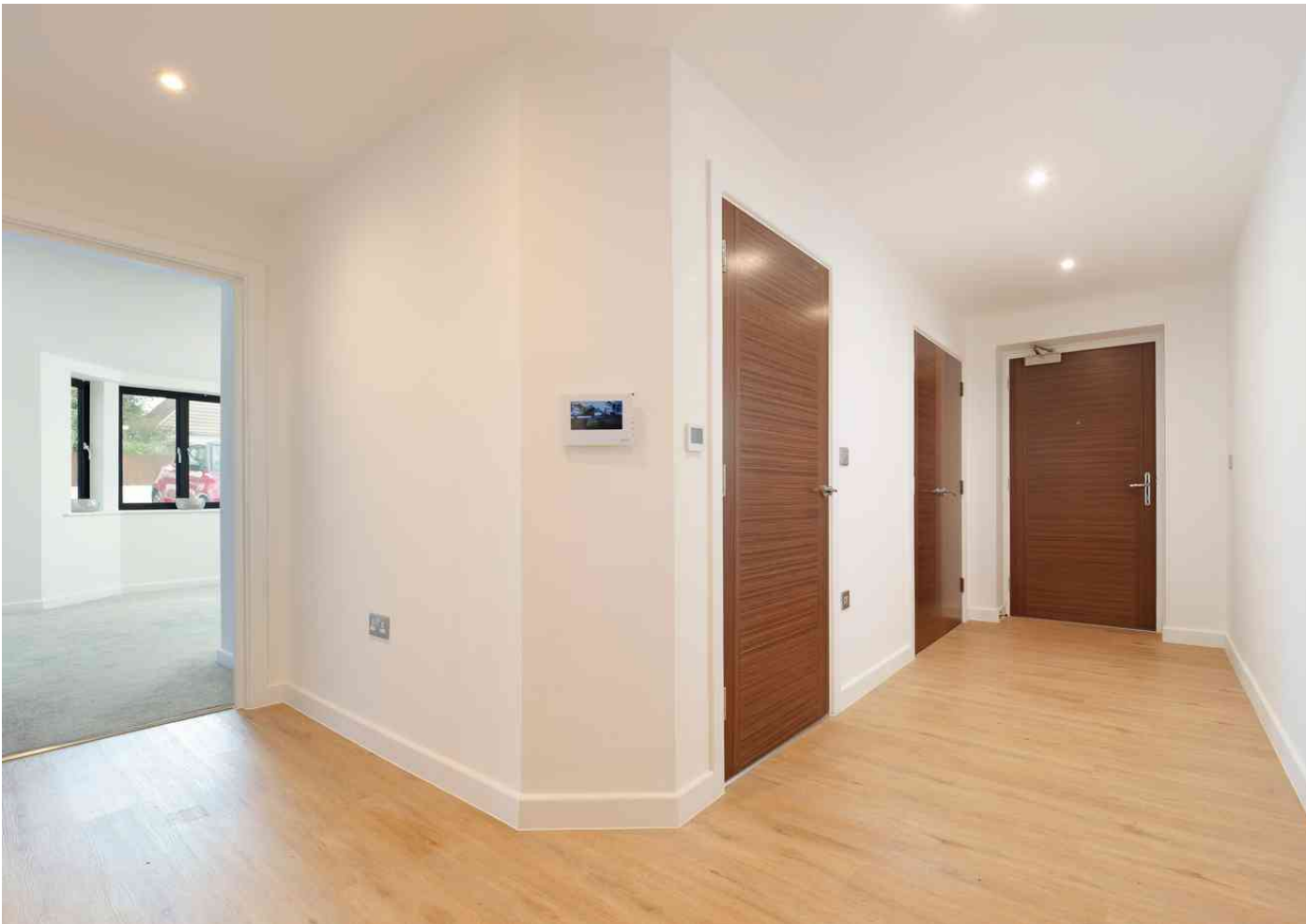
Allocated parking bay with electric charging point

### 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

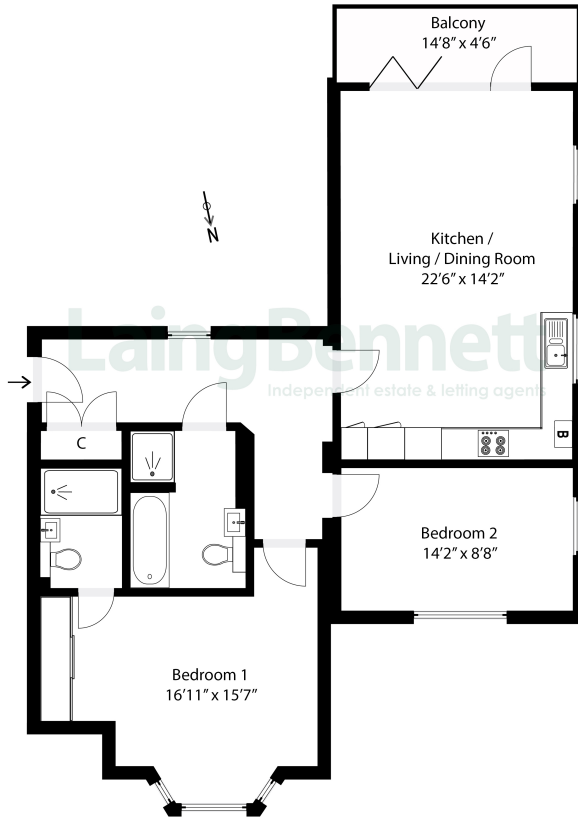
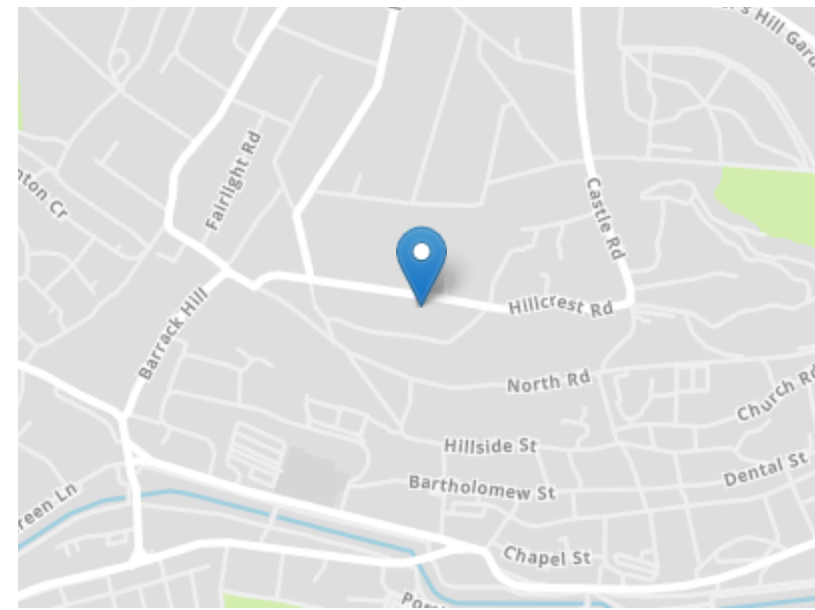


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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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