



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 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

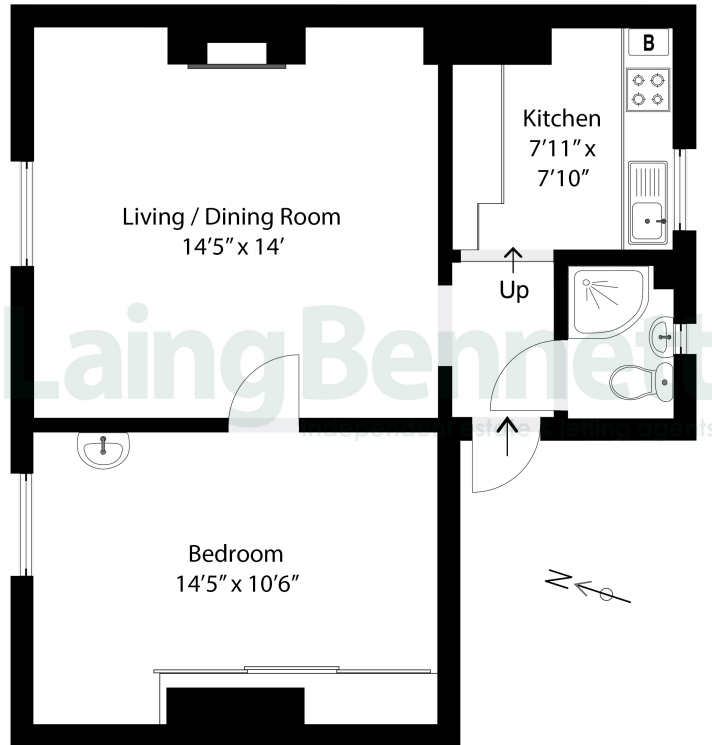
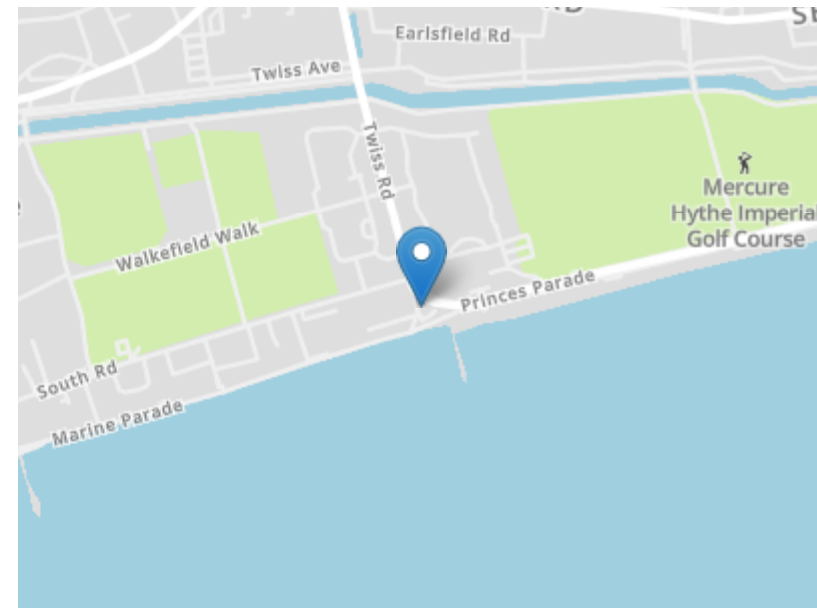


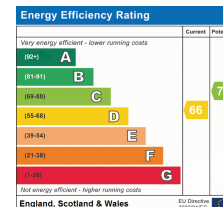
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