



**Ground floor flat 8 Marine Parade, Hythe, Kent. CT21 6AJ**

**Guide Price £399,995**



- Newly renovated seafront apartment
- Ground floor
- Balcony
- Two bedrooms
- Double glazed windows

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on Hythes unspoilt promenade and enjoying panoramic sea views. The Cinque Port town centre of Hythe is within easy walking distance and offers a good selection of independent shops together with the all important Waitrose store, Iceland's, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of Hythe and offers recreations facilities, doctors surgeries, dentists, council offices and library are also all available within the general town centre area, high speed rail services are available from both Folkestone stations giving fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, the nearby town of Folkestone also offers a good selection of shopping facilities and amenities, including the Folkestone sports centre, the Leas Cliff hall; attracting regular acts and shows and the Harbour arm, which has been subject much re development in recent years and offers an outdoor cinema, pop-up market and a good selection of bars and eateries, including the champagne bar in the old lighthouse. Across the harbour on the old railway bridge, you will find the award winning Rock salt restaurant and Folkestone sandy beach, together with the old high street with its eclectic range of restaurants, shops and art galleries.

This newly renovated block has been subject to considerable expenditure externally, as well as the apartments having been total refurbished to a good standard with new fitted kitchens, complete with appliances, new bathrooms and shower rooms, new electrics, new electric heating systems with radiators and an electric boiler, totally redecorated and new floor coverings throughout. A number of parking spaces may be available by separate negotiation

## ENTRANCE

Oak finished entrance door with large stainless steel handle giving access to

## OPEN PLAN LIVING ROOM (20' 08" x 13' 09" ) or (6.30m x 4.19m)

with video entry system

## KITCHEN AREA

with deep stainless steel bowl and mixer tap over set in stone worksurface with anthracite grey wood grain cupboards under and range of matching high and low level units with stone worksurfaces, integrated dishwasher, integrated fridge and freezer, integrated stainless steel finished Bosch electric oven/grill with built in Bosch microwave oven/grill above, matching central island with granite top and inset Neff induction hob and central extraction, breakfast bar and further storage cupboards, laminate oak flooring

## LIVING AREA

with two radiators, inset spotlights, laminate oak flooring, floor to ceiling UPVC double glazed windows and south facing French doors opening to balcony with panoramic sea views

## BALCONY (14' 02") or (4.32m)

142 wide with decked flooring and glass balustrade

## INNER HALLWAY

with inset spotlights, utility cupboard with plumbing for washing machine, pressurized hot water cylinder and electric boiler, laminate oak flooring

## MASTER BEDROOM (16' 10" x 9' 07"Max) or (5.13m x 2.92m Max)

UPVC double glazed window with views towards St Leonards Church, radiator, inset spotlights

## EN-SUITE SHOWER ROOM

comprising double shower cubicle with shower attachment and rain shower, vanity wash hand basin with mixer tap and cupboards under, stone upstand, low level WC, recessed mirror with stone ledge and inset spotlights over, shaver point, large chrome heated towel rail, laminate oak flooring, extractor fan

## BEDROOM (12' 06" x 9' 06" ) or (3.81m x 2.90m)

UPVC double glazed window with view towards St Leonards Church, radiator, inset spotlights

## FAMILY BATHROOM

comprising white suite with panelled bath and shower attachment and rain shower over with shower screen to side, low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, localised tiling, inset spotlights, extractor fan, large recessed mirror with stone ledge, shaver point, laminate oak flooring

**Tenure** - Share of Freehold

**Council tax** - Band B

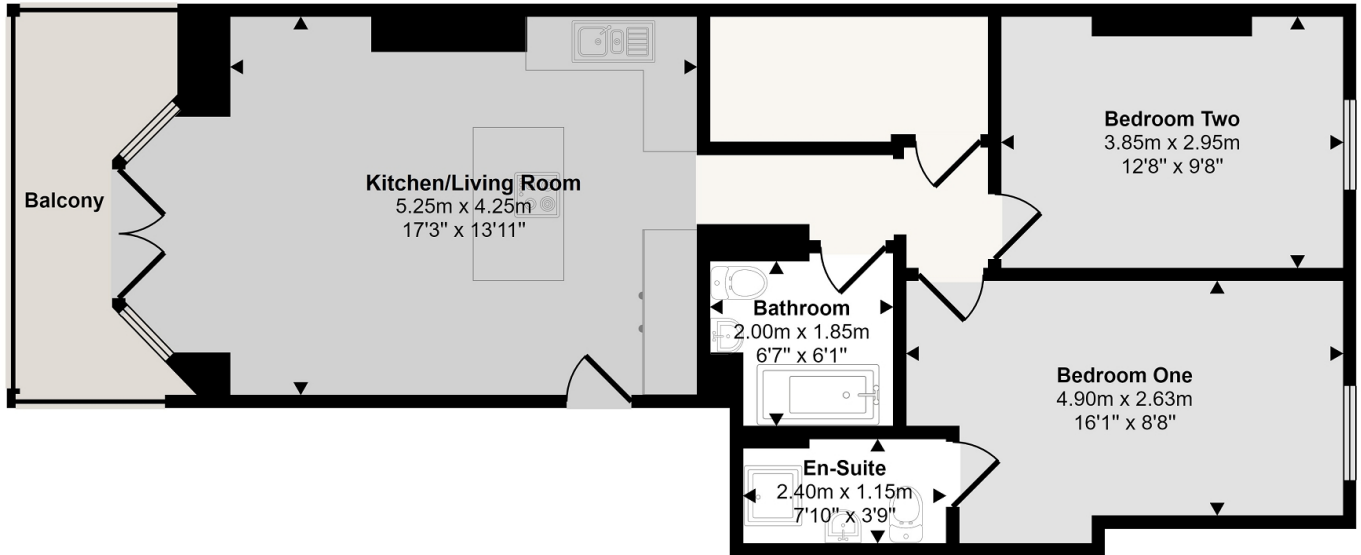
**Local Authority** - Folkestone & Hythe District Council

**Lease Length** - 999

**Maintenance Fee** - £1750 Per annum



Approx Gross Internal Area  
68 sq m / 727 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.