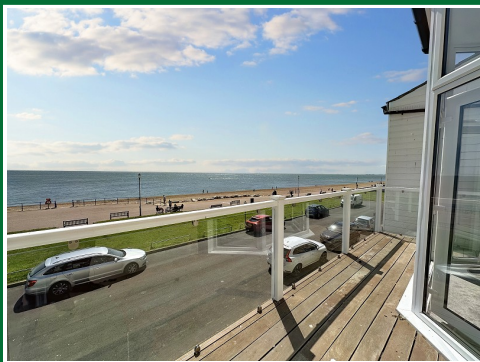




First floor flat 8 Marine Parade, Hythe, Kent. CT21 6AJ

Guide Price £425,000



- First floor flat
- Newly renovated seafront apartment
- Balcony
- Seafront location
- Two bedrooms

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

RECEPTION HALL

with oak finished front door and large stainless steel handle, radiator, inset spotlights, video entry system, utility cupboard with plumbing for washing machine, pressurised hot water cylinder and electric boiler, consumer unit

OPEN PLAN LIVING AREA (19' 09" x 20' 10"Max) or (6.02m x 6.35m Max)

(in to bay window) deep stainless steel bowl with mixer tap over set in stone work surface with light grey finished cupboards under and copper finished handles, range of matching high and low level units with stone work surfaces, integrated dishwasher, integrated fridge and freezer, integrated fan assisted electric oven/grill with further oven/grill and microwave over, matching central island with inset induction hob with central extraction, built in bin unit, breakfast bar, laminate oak flooring, south facing UPVC double glazed window with panoramic sea views, inset spotlights

LIVING AREA

with feature marble fire surround, two radiators, floor to ceiling double glazed windows and French doors opening to balcony area with panoramic sea views

BALCONY (19' 04" x 5' 07"Max) or (5.89m x 1.70m Max)

having decked flooring and glass balustrade

BEDROOM (12' 04" Max x 9' 06" Max) or (3.76m Max x 2.90m Max)

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

BEDROOM (9' 06" x 9' 02") or (2.90m x 2.79m)

(plus door recess) UPVC double glazed window with outlook towards St Leonards church, radiator, inset spotlights

BATHROOM

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

Tenure - Share of Freehold

Council tax - Band B

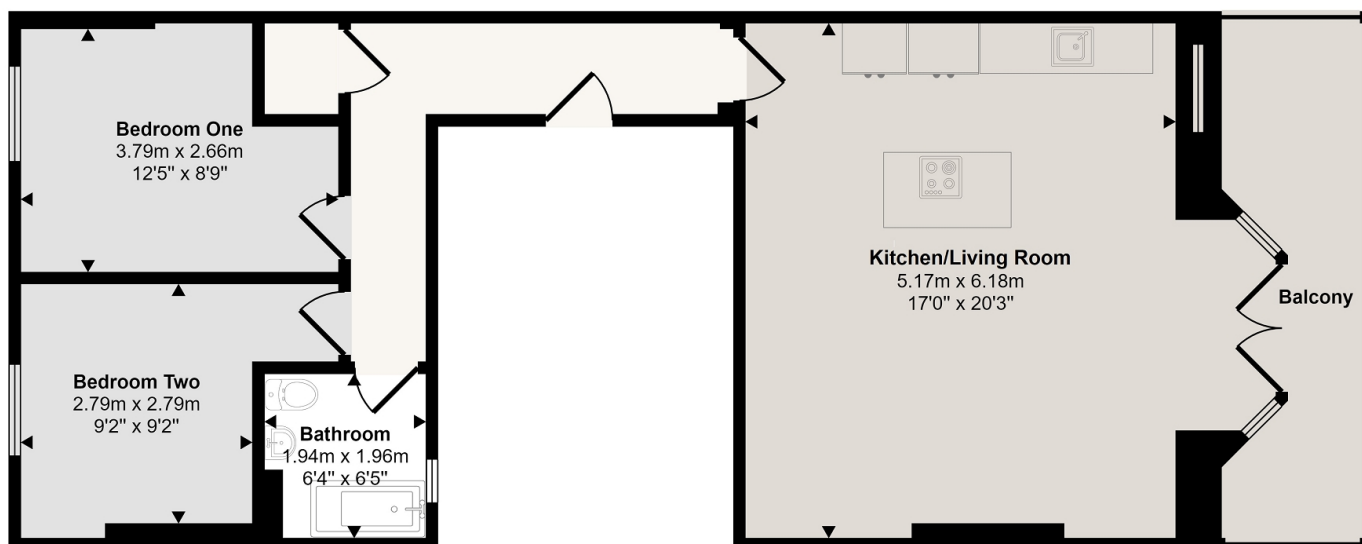
Local Authority - Folkestone & Hythe District Council

Lease Length - 999

Maintenance Fee - £1750 Per annum



Approx Gross Internal Area
68 sq m / 734 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+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421
properties@crchildandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.