



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



1 THE TERRACE APARTMENTS, WEST PARADE, HYTHE

A ground floor apartment set within a highly sought-after, prime seafront development, boasting magnificent sea views. The accommodation comprises a sitting/dining room, kitchen, a generous south-facing terrace, two double bedrooms (one en-suite), and a bathroom. Two allocated parking spaces. EPC D.

£325,000 Leasehold

To include a share in the Freehold



1 The Terrace Apartments, West Parade, Hythe CT21 6DQ

**Entrance Vestibule, Entrance Hall,
Sitting/Dining Room, Kitchen,
2 Bedrooms (En-Suite Shower Room), Bathroom,
Entry Phone System, Lift Service, 2 Allocated Parking Spaces**

DESCRIPTION

This ground floor apartment forms part of a small and highly regarded development on West Parade. The property offers bright, well-proportioned and attractively presented accommodation. The layout includes an entrance hall, a generous sitting/dining room with open-plan kitchen, opening onto a south-facing terrace from where a magnificent panorama of the sea and around the bay to Dungeness can be enjoyed. There are two double bedrooms, the principal bedroom benefiting from an en-suite shower room and sea views, along with a separate family bathroom.

The property is offered for sale with a long lease and the purchase price also includes a share in the freehold. There are also two allocated parking spaces within the car park to the rear of the building.

SITUATION

In a prime beachfront location, very close to the prestigious Fisherman s Beach development and moments from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of unspoilt shingle beaches where one can dine in style at the Waterfront or on the beach itself at The Lazy Shack. The house is also on a level approach to the Royal Military Canal and to the nearby bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. Hythe Bay Primary School is also very accessible. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

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The accommodation comprises:

COMMUNAL ENTRANCE HALL

With entry phone system, door to:

ENTRANCE HALL

Tiled Floor, coved ceiling, access to deep heated linen cupboard housing pressurised hot water cylinder, electric heater, doors to:

SITTING/DINING ROOM

A generous space with attractive polished timber fireplace surround encompassing an electric coal effect fire over a slate hearth, coved ceiling, double glazed casement doors with double glazed windows to either side opening to the south facing terrace to the front from where expansive views of the sea can be enjoyed, electric heater, open plan to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating space for freestanding dishwasher and integrated double oven/grill, roll top work surfaces inset with four burner electric hob and one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards with concealed lighting beneath, extractor hood above the hob and corner display shelving, integrated fridge and freezer, coved ceiling.

UTILITY ROOM

Space and plumbing for washing machine with shelving above, tiled floor.

BEDROOM

Built-in shelved storage cupboard, coved ceiling, double glazed casement doors opening to the south-facing terrace to the front from where expansive views of the sea can be enjoyed, electric heater, door to:

EN-SUITE SHOWER ROOM

Corner shower enclosure with thermostatically controlled shower, pedestal wash basin with mixer tap, low level WC, tiled floor, tiled walls, shaver point, illuminated mirrored cabinet, coved ceiling,

recessed lighting, heated towel rail, extractor fan.

BEDROOM

Coved ceiling, double glazed window to rear, electric heater.

BATHROOM

Panelled bath fitted with mixer tap and shower, low level WC, pedestal wash basin with mixer tap, tiled floor, tiled walls, coved ceiling, extractor fan, shaver point.

OUTSIDE

THE TERRACE

To the front of the property is a generous paved terrace spanning the width of the apartment, set behind a low brick wall topped with wrought iron railings and from where a wrought iron gate gives access to the promenade, providing the ideal space for alfresco dining and entertaining and from where to enjoy the panoramic views around the bay to Dungeness, of the sea and to the coast of France on a clear day.

PARKING

To the rear of the terrace apartments is a generous communal car park where the property benefits from two allocated parking spaces.

LEASE

199 year lease commenced circa May 1998 A share in the freehold is included.

SERVICE CHARGES

£2200.00 per annum.

NB All information to be verified between solicitors.

EPC Rating D

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







Terrace Apartments, Hythe, CT21

Approximate Gross Internal Area = 68.9 sq m / 741 sq ft

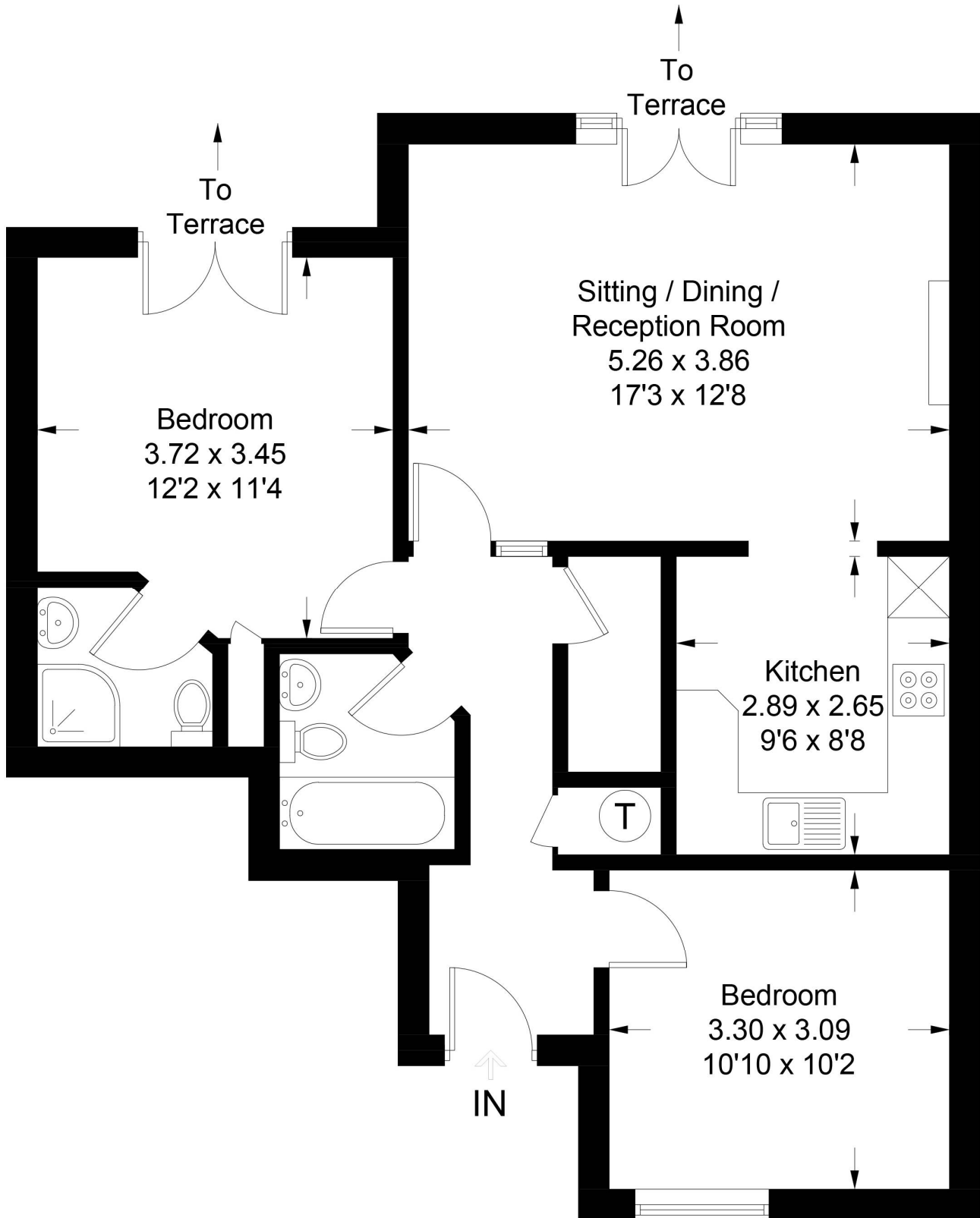


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