



49 High Street, Hythe, Kent CT21 5AD



## **APARTMENT 8, COASTLANDS , NAILDOWN ROAD, HYTHE**

**£835,000 Leasehold**

Comprising just eight luxuriously appointed apartments, Coastlands is a striking landmark building, enviably situated in the vibrant town of Hythe, in an elevated position from where each apartment commands a magnificent southerly panorama of the sea and benefits from parking.



# **Apartment 8, Coastlands Naildown Road, Hythe CT21 5TD**

**Communal Hallway with Lift to Upper Floors,  
Entrance Hall, Open Plan Kitchen/Dining/Living Space, Two Double Bedrooms,  
the principal bedroom with En-Suite Shower Room and a Bathroom.  
Generous Terrace, Allocated Parking, Communal Gardens, Bike Store**

## **DESCRIPTION**

Coastlands, an exclusive development of just eight luxuriously appointed apartments situated in a superb location from where every apartment commands an enviable southerly panorama of the sea. For those who crave shimmering waters as their everyday backdrop, expansive skies, endless horizons and stunning sunsets, the choice is Coastlands.

This exciting development, by highly regarded developers, Wedgewood Homes, is being completed to an exacting standard with meticulous attention to detail throughout ensuring a high specification finish both to the sumptuous interiors and the contemporary exterior.

Apartment 7, one of two penthouses on the second floor, served by a lift, enjoys a generous reception hallway with ample storage, a wonderful open plan kitchen/dining/living space which has been designed to compliment a modern lifestyle, the kitchen with Silestone countertops and integrated appliances, the whole space flooded with light from expansive glazing leading to a private balcony, enclosed by glass balustrade, the perfect vantage point from which to breathe in the views. There are two double bedrooms, both with built in wardrobes, the principal room with sea views and a sleek modern en-suite shower room and access to the balcony. There is also a similarly smartly equipped main bathroom.

Outside each penthouse apartment benefits from two allocated parking spaces, and ample visitor parking. The communal gardens are delightful and there are storage facilities for bikes etc.

## **LOCATION**

For centuries, coastal locations have provided an escape from city living, with unique atmospheres, ever-changing panoramas and a salty air considered a medicinal tonic, today, the attraction remains and the reasons are clear. Hythe is situated on Kent's premier coastline and offers a fresh, artistic culture with a vibrant social scene with a number of award-winning restaurants, boutique bars and independent shops providing much character to this sought after seaside destination. There is boundless natural beauty too with the sea and vast stretches of shingle beach within a relatively short walk. Watch the boats bring in their catch at Fisherman's Beach whilst enjoying fish and chips at the Lazy Shack. Sit and simply drink in the clean sea air, or walk for miles, embracing the elements. Neighbouring Folkestone's new network of walkways provides an impressive boardwalk trail that weaves westward from the harbour towards the Lower Leas Coastal Park. With so much to see and do, it's easy to understand the allure.

For calmer waters, explore the Royal Military Canal from its Hythe starting point. This magnificent stretch of inland water, classed as a Scheduled Ancient Monument, lends itself to kayaking, canoeing and stand-up paddle boarding. Sitting on the edge of Kent Downs Area of Outstanding Natural Beauty, Hythe also provides acres of verdant countryside to explore. Brockhill Country Park is the natural place to start, while the town's landscape is characterised by the surviving Martello towers and a rare sound mirror on The Roughs.

### Location cont.

There is no shortage of places to eat and drink in and around Hythe. Café culture is alive and well, with beautifully brewed specialty coffee from Mit Milch and locally blended teas served with sweeping views across Hythe Bay at Café on the Beach. For something special, sample the work of a Michelin-starred chef at Hide and Fox in nearby Saltwood, catch the sunset over supper from The Waterfront's conservatory or enjoy some bubbles at The Hythe Imperial Hotel's Moët & Chandon Champagne Bar. The hotel also boasts a spa and leisure centre. You can also enjoy Folkestone's buzzing harbourside eateries, Marco Pierre White's Steakhouse Bar & Grill, or the award-winning Rocksalt Restaurant with spectacular views across Folkestone Harbour. Shopping in Hythe is something of a delight too. Hythe High Street and Waitrose have every day shopping covered, while the regular farmers' market bristles with locally-produced, seasonal ingredients. The Malthouse, Number 18 and Elysian Treasures are fantastic for antiques and vintage finds while Folkestone's vibrant Creative Quarter is full of independent shops and cafés.

London is only 38 minutes away via Southeastern's highspeed links from Ashford International, or 53 minutes from Folkestone West and you're just 21 miles from mainland France, The Eurotunnel connects Folkestone to Calais in just 35 minutes, so a day trip to France is very accessible.



Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

## THE SPECIFICATION

### Kitchens

Fully-fitted kitchen with Silestone worktops and soft close doors and drawers

Stainless steel under mounted sink with mixer tap in nickel finish

Built-in oven

Built-in microwave/combi oven

Induction hob

Cooker extractor

Integrated fridge/freezer

Integrated dishwasher

Integrated washer dryer

Under wall cabinet lighting and sockets

### Bathroom & Ensuite

White sanitaryware with chrome taps

Wall mounted basin & vanity cabinets

Wall mounted WC with concealed cisterns

Bath filler and deck mounted shower

Showers with thermostatic shower controls

Overhead Raindance shower to ensuite

Chrome heated towel rail

Ceramic and porcelain fully tiled walls and floors

### Security

High security front entrance doors with multipoint locking

Internal intruder alarm to all apartments with flush control keypad. Intruder alarm to include app to enable remote monitoring by mobile phone

Colour video entry phone to all apartments. Entry phone to include app enabling remote access to all visitors

Security cameras to entrance lobby and external carpark areas with recording and remote viewing available

### Heating, Electrical & Lighting

Heating and hot water provided by exhaust air heat pump

Underfloor heating to complete apartment  
Heated towel rail to bathroom and en-suite bathroom

TV/Media points to living room and all bedrooms

Wired for Sky+ HD to all TV points

Cat 5 network cabling to all media points

BT points to entrance living room & master bedroom

Ultrafast fibre optic connection for phone and internet

LED lighting throughout

### Interior Finishes

Wardrobes to all bedrooms

Elegant skirting and architraves with white satin finish

Matt paint work finish to all rooms

Internal doors with black nickel furniture

Real wood engineered oak flooring to entrance hall, living room and kitchen areas

Neutral tone carpets to bedrooms

Porcelain floor tiling to bathrooms and en-suites

### External Features

Private balconies or terraces to all apartments

LED lighting to all balconies and terraces

Composite decking to balconies

### Communal Areas

Lift to all floor levels

Allocated car parking

External LED lighting

Car charging points for all apartments

Communal bike and bin stores

Communal landscaped front and rear gardens with lawns laid to turf







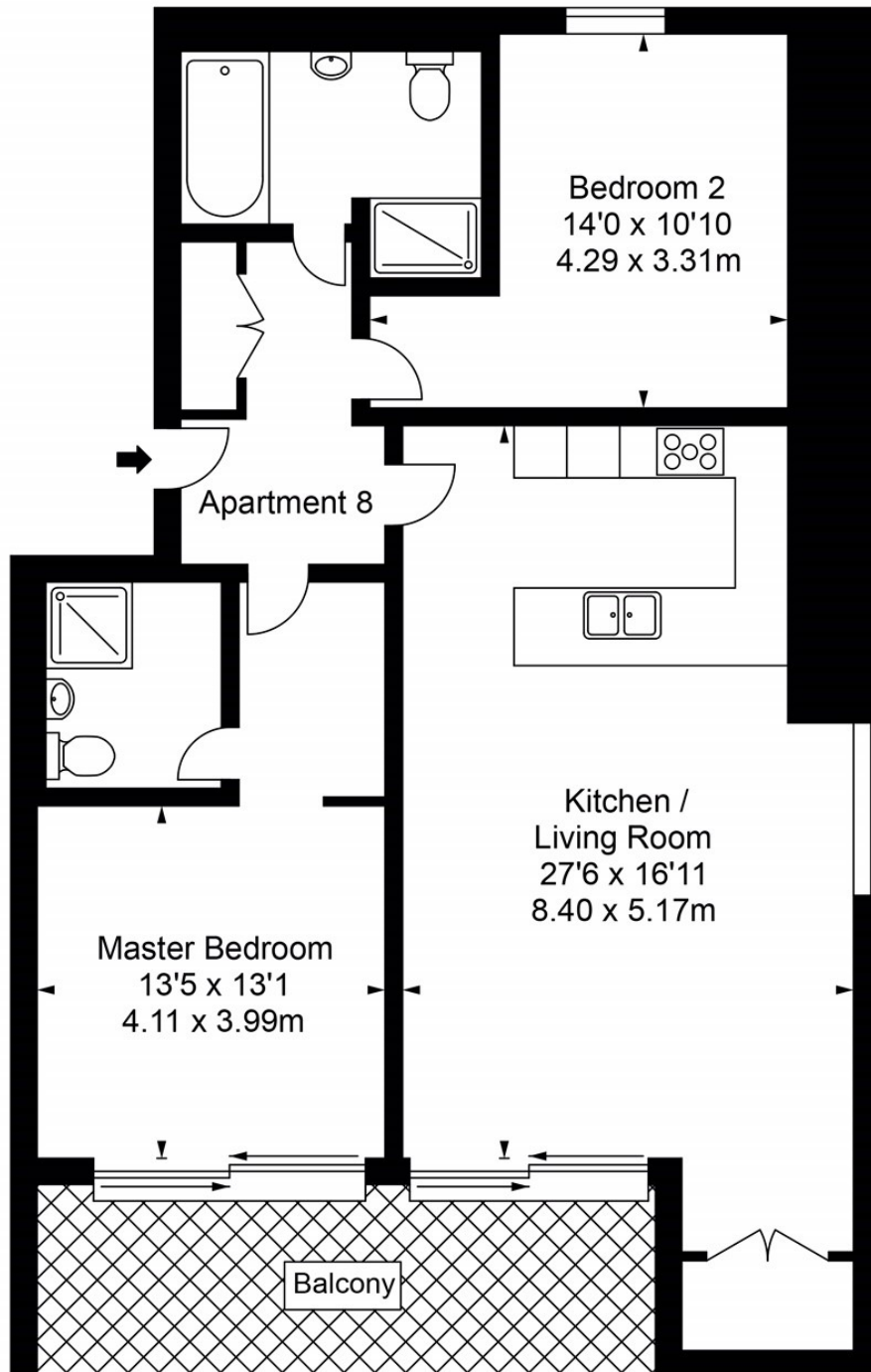
Indicative of finish to bathrooms



# Coastlands Hythe

Approximate Gross Internal Area :-

Second Floor :- 107.72 sq m / 1159 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)