



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**1 BEACH MARINE,  
THE RIVIERA, SANDGATE**

**£345,000 Leasehold**

**To Include A Share In The Freehold**

Situated in an enviable beach front location, this spacious ground floor apartment commands magnificent views of the sea and enjoys direct access to the promenade and to the beach. The accommodation includes a sitting room, kitchen/breakfast room sun room, two double bedrooms and a wet room. Allocated parking. EPC E.



# **1 Beach Marine The Riviera Sandgate CT20 3AE**

**Entrance Hall, Sitting Room, Sun Room, Kitchen/Breakfast Room,  
Two Bedrooms, Wet Room, Allocated parking**

## **DESCRIPTION**

Rarely available, a ground floor beach front apartment forming part of a highly regarded development, which has been refurbished for the current owner. Boasting a prime location with direct access to the pedestrian promenade and the beach, the property is perfectly positioned to command magnificent views of the sea.

The light and airy accommodation is of particularly comfortable proportions and comprises an entrance hall, a sitting room leading to the sun room from where views of the sea can be enjoyed and a smart fitted kitchen/breakfast room with integrated appliances. There are two double bedrooms (the main bedroom with views to the sea) and a wet room.

The property also benefits from a particularly attractive communal garden with south facing terrace, enjoying direct access to the promenade and beach. Allocated parking in secure undercroft parking area where there is also a generous storage cage and bike storage.

## **SITUATION**

The Riviera is an exclusive location accessed from the main A259 that runs along the coast between Sandgate and Hythe, and backing directly onto the beach. The property is a short stroll from the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about 2 miles to the east. There is a variety of sports available along the coast, including rowing and sailing and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.

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The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Entry phone system, door to inner hall, staircase to under-croft parking, door to:

### **ENTRANCE HALL**

Electric heater, doors to:

### **SITTING ROOM**

Coved ceiling, double glazed picture window to side overlooking the garden, electric heater, double glazed sliding patio doors opening to and looking through the sunroom to the gardens and with beautiful views of the sea beyond.

### **SUNROOM**

Tiled floor, double glazed floor to ceiling windows to two sides incorporating double glazed sliding patio door opening to a flight of steps leading to the rear gardens and from where beautiful views of the sea and the coast of France on a clear day can be enjoyed.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboards and drawer units in a contemporary shaker finish and incorporating integrated Bosch washing machine, integrated dishwasher, square edged worktops inset with four burner induction hob and stainless steel sink and drainer unit with mixer tap, tiled splashback, range of coordinating wall cupboards incorporating extractor hood above the hob, further bank of full height units incorporating integrated electric oven, integrated fridge and freezer, peninsula breakfast bar with recesses below for additional appliances if required, shelved storage cupboard, double glazed window to side looking through the sunroom to the sea beyond.

### **BEDROOM**

Fitted wardrobe cupboard, double glazed picture window to side enjoying views to the sea, electric heater.

### **BEDROOM**

Fitted wardrobe cupboard with illuminated sliding mirrored doors, coved ceiling, double glazed window to front, electric heater.

### **WET ROOM**

Wall mounted Myra Advance Flex shower, pedestal wash basin, Low level WC, tiled walls, obscured double glazed window to front, extractor fan, wall mounted electric heater.

### **OUTSIDE**

Beach Marine is encompassed by well-tended communal gardens together with a generous terrace fronting onto and providing direct access to the promenade and from where panoramic views of the sea and around the bay to Dungeness can be enjoyed.

### **PARKING**

The property benefits from an allocated parking space Within the under-croft carpark where there is also a generous storage cage and bike storage.

### **LEASE**

We understand the property is offered for sale with the benefit of a share in the freehold and that there is the remainder of a 999 year lease which commenced in the 1980s.

**GROUND RENT** £25 per annum.

**SERVICE CHARGE** £1155.25 per annum

**EPC Rating E**

### **COUNCIL TAX**

Band C approx. £2065.55 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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







# Beach Marine, Folkestone, CT20

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft

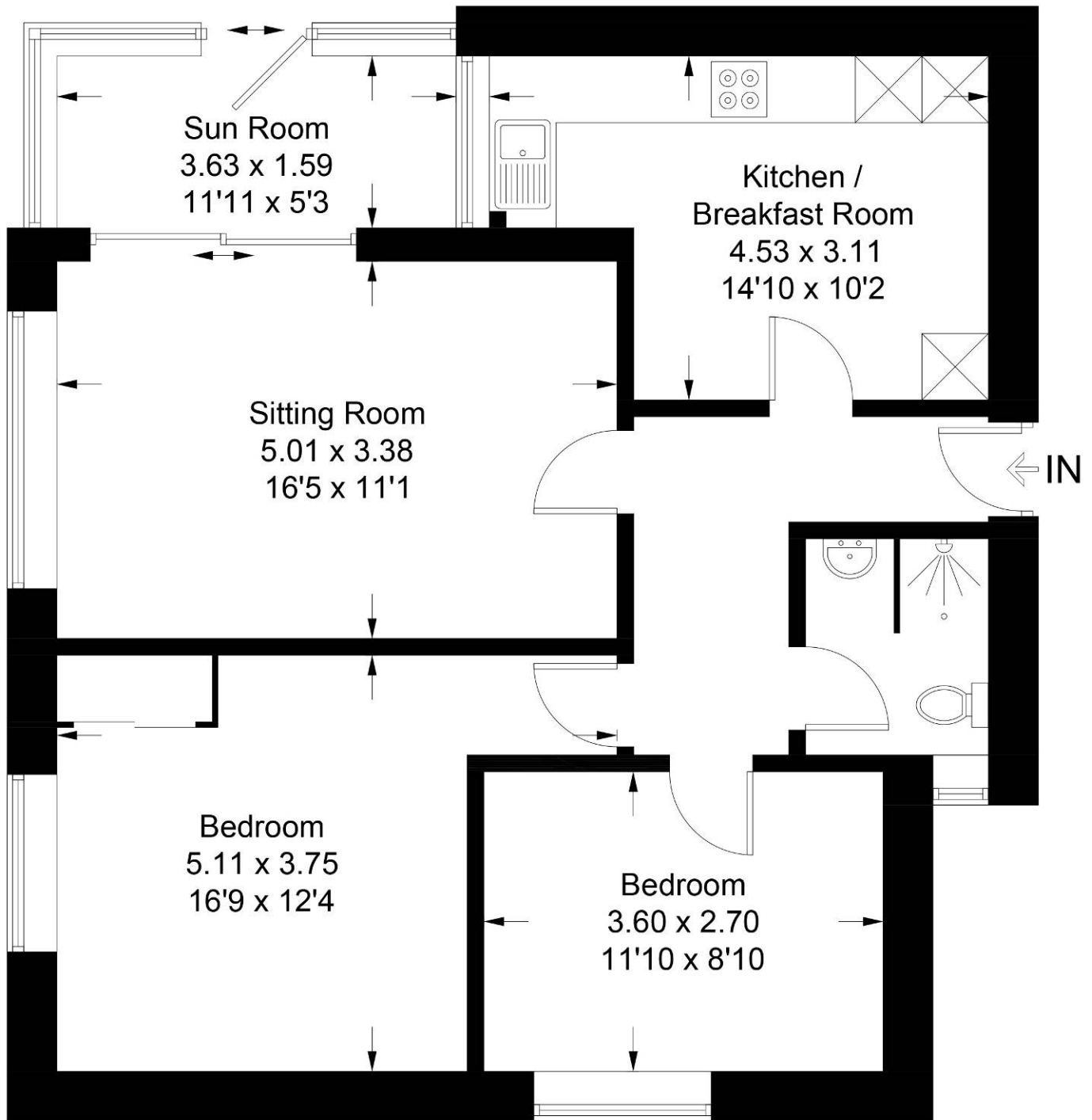


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