



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 2  2  1  B

# Marine Parade, Hythe

## Offers In Excess Of £280,000



Nestled along the picturesque Marine Parade in Hythe, this charming flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a serene coastal lifestyle.

The flat features a spacious reception room, ideal for relaxation or entertaining guests, providing a warm and inviting atmosphere. The two bathrooms ensure that there is ample space for everyone, enhancing the practicality of daily living.

Living in Hythe means you can enjoy the stunning views and refreshing sea air, with the beach just a stone's throw away. The local area boasts a variety of amenities, including shops, cafes, and recreational facilities, making it an excellent choice for those who appreciate both tranquillity and accessibility.

This flat on Marine Parade is not just a home; it is a lifestyle choice, offering the perfect opportunity to embrace coastal living in a vibrant community. Whether you are looking to buy or rent, this property is sure to impress with its appealing features and prime location.

Hythe is a charming and historic coastal town on the south-east Kent coast, offering an appealing blend of seaside living, period character, and modern convenience. Known for its picturesque seafront, attractive promenade, and vibrant high street, the town provides an excellent range of independent shops, cafés, restaurants, and everyday amenities.

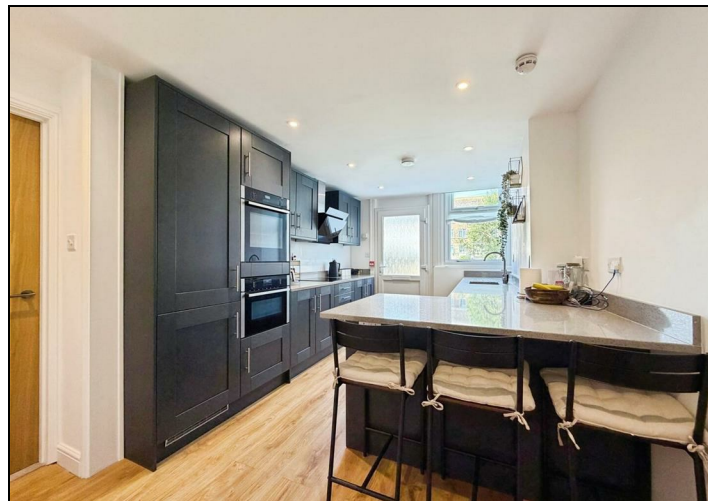
The area is rich in history and character, with landmarks such as the Royal Military Canal, Romney, Hythe and Dumchurch Railway and St Leonard's Church. The nearby beach offers long stretches of shingle and coastal walks, while the surrounding countryside, Romney Marsh and Brockhill Park provide beautiful open landscapes ideal for walking, cycling, and outdoor pursuits.

Hythe is particularly popular with families and commuters alike, benefiting from well-regarded local schools and convenient transport links. The nearby town of Folkestone offers high-speed rail services to London St Pancras, while the M20 provides easy access to Ashford, Canterbury, and the wider motorway network. The Channel Tunnel terminal at Cheriton is also close by, making continental travel straightforward.

Combining a relaxed coastal atmosphere with strong transport connections and a welcoming community, Hythe is a highly desirable location for those seeking a quality lifestyle by the sea.

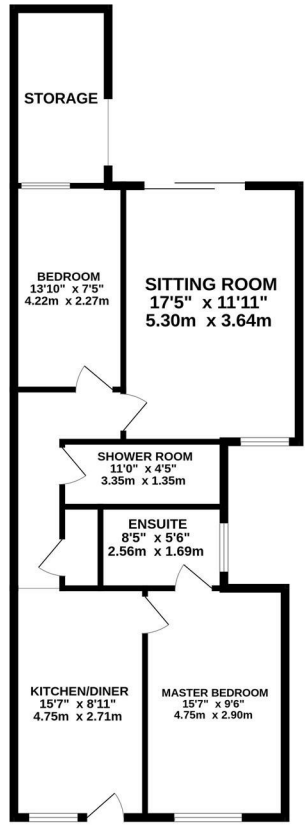


- Two spacious bedrooms
- Modern en suite bathroom and shower room
- Bright reception room leading to courtyard
- Modern kitchen with integrate appliances
- Close to Hythe beach and easy access to shops
  - Private front garden
  - Allocated parking for one car
  - Ideal first home or Air B & B
  - Sough after location
  - Viewing recommended

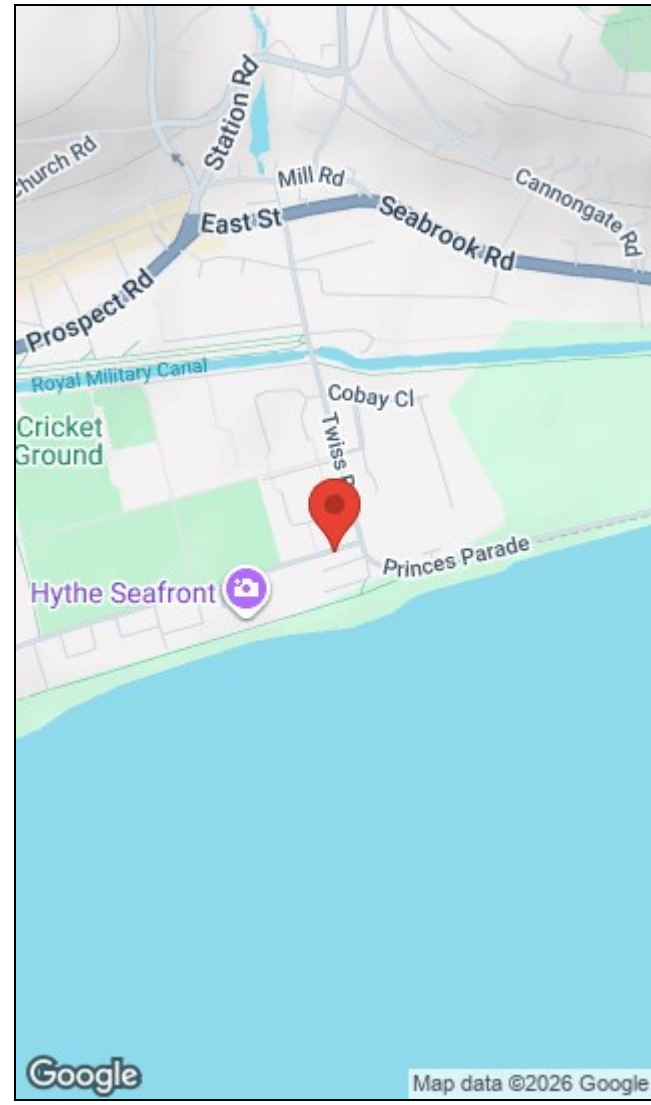








TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix CO208



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
EU Directive 2002/91/EC		<b>81</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

156a High Street, Hythe, Kent, CT21 6JU | 01303 261557  
 hythe@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Black & White Estates Limited | Registered Address: 4 Middle Row, Ashford, Kent, TN24 8SQ | Registered Number: 7896701 England and Wales | VAT No: 973 6297 73 with the written consent of Hunters Franchising Limited.