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Cannongate Road, Hythe

Offers In Excess Of £550,000



This exceptional modern apartment, located on Cannongate Road, Hythe, offers a superb blend of contemporary design and coastal living, with the added benefit of stunning sea views.

Constructed in 2020 and extending to approximately 1,044 sq ft, the property is beautifully presented throughout. The spacious open plan reception room provides a light-filled and inviting environment, ideal for both everyday living and entertaining, with large windows allowing you to fully appreciate the outlook.

The fully equipped kitchen offers a wealth of wall and base units with integrated Neff oven & combination microwave, Neff full height fridge & freezer, Neff dishwasher, Neff washing machine & dryer, wine fridge, wine rack with cupboard above, quartz worktop, coordinating island unit incorporating deep pan drawers and with quartz worktop inset with Bora induction hob and incorporating integrated extraction unit.

The apartment offers two generously sized bedrooms, both designed with comfort in mind, along with two bathrooms, including a well-appointed en suite, ensuring practicality for both residents and guests.

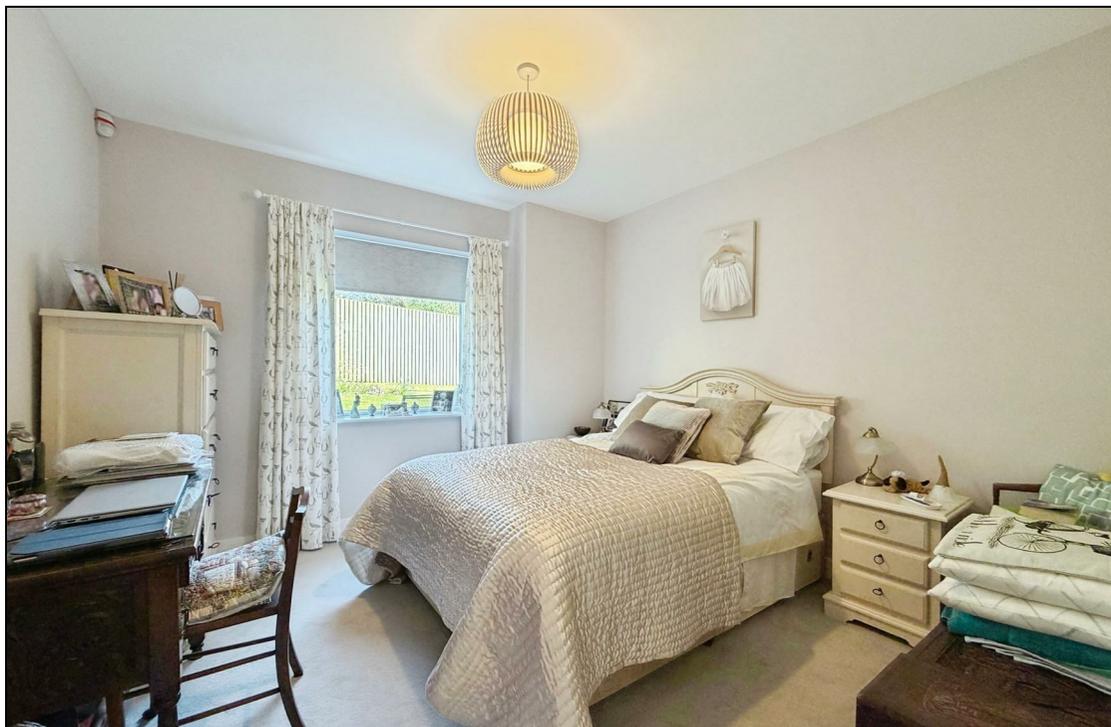
Private terrace paved in a contemporary style, enjoying a southerly aspect and the ideal spot in which to relax, dine alfresco, soak up the sun and enjoy the views of the sea. Electric wind sensitive awning. The terrace continues to the side of the apartment. In addition, there are well cared for communal gardens, allocated parking and visitors parking.

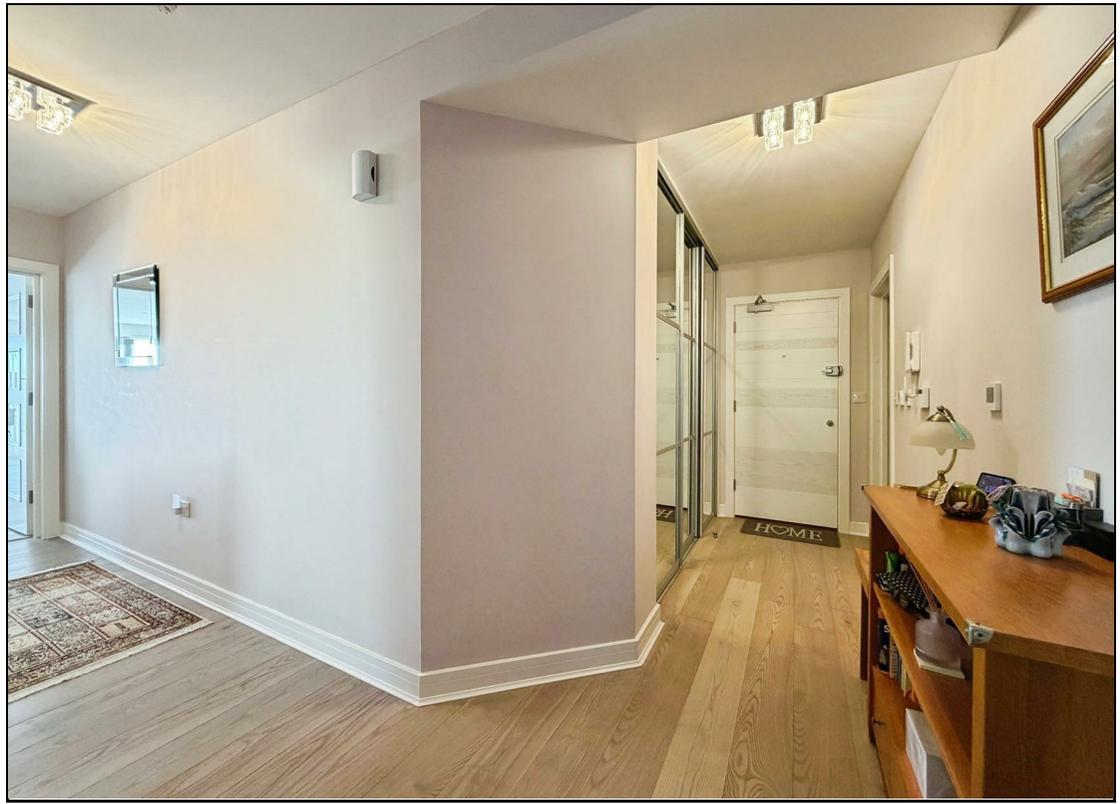
The location in Hythe is particularly appealing, as it combines the beauty of coastal living with easy access to local amenities. Residents can enjoy the nearby shops, cafes, and recreational areas, all while being part of a friendly community.

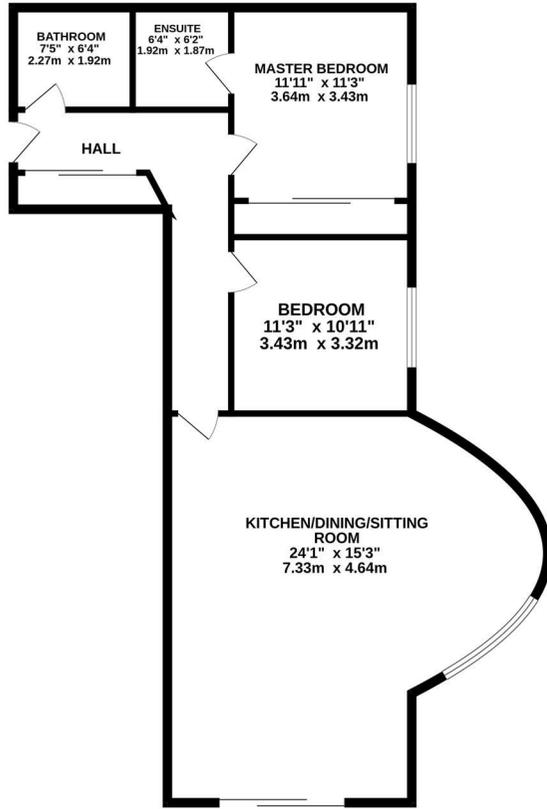
This apartment is ideally suited to those seeking a modern lifestyle within an attractive coastal setting. Whether purchasing or renting, it offers an excellent opportunity to secure a well-presented and stylish home.

- Spacious two bedroom apartment
- Striking open plan reception room with sea views
 - Modern ensuite and bathroom
 - Built in 2020
 - Located on Cannongate Road
 - 1,044 sq ft of living space
- Private garden with sea views and communal gardens
 - Allocated parking for one car & visitors parking
 - Ideal for modern living
 - Viewing recommended



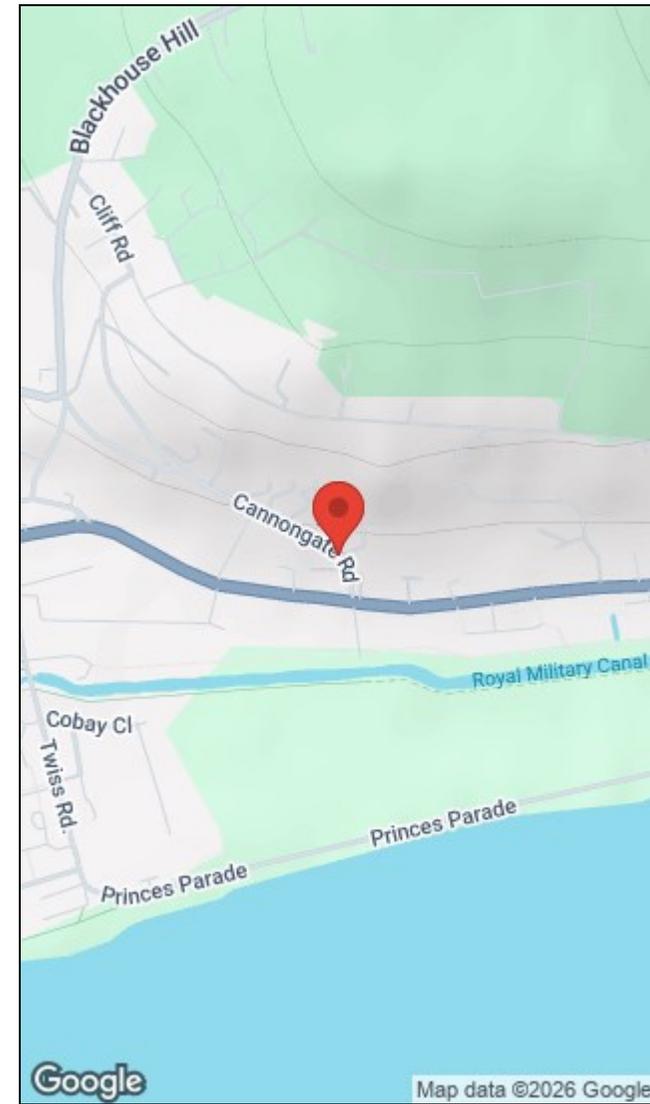






TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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

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