



Flat 2, Shipway House, 28 Marine Parade

Guide Price £300,000




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ESTATE AGENTS



Flat 2

Shipway House, Hythe

Offers in Region of £300k - £325k. Rare two-bedroom seafront apartment in Hythe offering uninterrupted sea views from Internal balcony. Open plan living/diner, en-suite, chain-free sale. Ideal for permanent living, holiday home, or investment in sought-after location a stones throw from the sea.

Council Tax band: C

Tenure: Share of Freehold

- GUIDE PRICE £300,000 - £325,000
- FIRST FLOOR APARTMENT WITH LIFT
- TWO BEDROOMS
- INTERNAL BALCONY WITH STUNNING SEA VIEWS
- EN-SUITE TO MAIN BEDROOM
- CHAIN FREE SALE
- LOCATED STONES THROW FROM HYTHE SEAFRONT WITH DIRECT ACCESS
- PRIME LOCATION CLOSE TO HYTHE CANAL, SHOPS AND AMENITIES

COMMUNAL AREA

Entrance to the building is from South Road. Entering into communal area there is a lovely re-decorated entrance, carpeted floors and stairs to first floor landing where Flat 2 is located. There is also a lift for convenience.

ENTRANCE HALLWAY

15' 7" x 3' 8" (4.76m x 1.13m)

Carpeted floor coverings, coving, radiator, smoke alarm, entry door system, large airing cupboard and additional storage coat cupboard.

LOUNGE/DINER

18' 8" x 12' 2" (5.68m x 3.72m)

Dual aspect room with one side offering lovely sea views from the internal balcony area. UPVC double glazed windows to the side and wooden glazed doors to internal balcony. Carpeted floor coverings, coving, feature electric fireplace and radiator.

KITCHEN

9' 7" x 7' 6" (2.92m x 2.28m)

UPVC double glazed window to the rear of the property. Kitchen comprises of matching wall and base units, fan oven, gas hob and extractor fan, integrated dishwasher, integrated washing machine, integrated fridge/freezer, stainless steel sink, vinyl flooring and coving. There is also a cupboard housing the boiler.

BEDROOM

12' 9" x 12' 2" (3.88m x 3.71m)

Single glazed wooden doors out to internal balcony which faces out to the sea. Carpeted floor coverings, coving and radiator. Double doors to:-

EN-SUITE TO MAIN BEDROOM

11' 6" x 4' 6" (3.51m x 1.36m)

Internal room, carpeted floor coverings, shower, back to wall w/c, pedestal hand basin, radiator and coving.



BEDROOM

13' 3" x 9' 7" (4.03m x 2.92m)

UPVC double glazed window, carpeted floor coverings, built in wardrobe, coving and radiator.

BATHROOM

7' 7" x 6' 0" (2.32m x 1.82m)

UPVC double glazed frosted window, bath with mixer taps to a shower over the bath, back to wall w/c, pedestal hand basin, heated towel rail, coving and vinyl flooring.

INTERNAL BALCONY

31' 4" x 3' 8" (9.56m x 1.12m)

South facing internal balcony offering stunning panoramic sea views. With internally fitted blinds, the UPVC double glazed windows offer a gallery style experience that look across the front and sides offering perfect ground level views of the sea front. Carpeted floor coverings, two radiators and wall lights.



Approx Gross Internal Area
74 sq m / 798 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.