



5 & 6 Bay

98 St Leonards Road, Hythe, Kent



Modern living by the sea.

A striking contemporary apartment designed by award winning architect Guy Holloway, with direct beach access and fascinating sea views.



1 RECEPTION ROOM



4 BEDROOMS



3 BATHROOMS



2 PARKING SPACES



ROOF TERRACE + BALCONY



SHARE OF FREEHOLD



ON THE BEACH



2,304 SQ FT



**GUIDE PRICE
£1,500,000**



The property

This superb duplex apartment offers stylish and contemporary accommodation. South-facing, a wall of glass provides sunlight all day, adding warmth to the fine, relaxed rooms and creating an ambience of calm sophistication. The space and beachside setting inspire a tranquil lifestyle, ideally suited to those seeking a coastal retreat as a secondary home, or a stylish full-time home to escape from 21st century commotion.

Expanses of wood flooring are complemented by the mellow-toned timber stairway and internal doors, with the sociable hub of the home provided by a splendid open-plan kitchen, sitting and dining room, showcasing the south-facing outlook over the sea and providing access to the balcony. A seating area is centred around a freestanding log-burner, and a dining area provides opportunities to host family and friends. Fitted with sleek white, contemporary cabinetry, the kitchen features stone work surfaces and white Metro wall tiling, with a utility room offering a hide-away for domestic appliances.

Three bedrooms are positioned on the first level, two with access to a Jack-and-Jill shower room. The third is the principal room which offers a luxurious sanctuary with full-height glazing and access to the balcony. The staircase follows the curve of the structure and rises to a sizeable en suite bedroom, as well as offering a route to reach the fabulous wrap-around roof terrace.

Outside

Situated beside the beach, the property's balcony and private roof terrace offer opportunities for al fresco dining and relaxation whilst enjoying the glorious sea views. A glazed balustrade on the first level terrace allows an uninterrupted outlook whilst the slatted timber enclosure on the top level, decked balcony provides privacy and protection from onshore breezes.

A low level wall fronts the lane outside, with a vehicular access point at the rear onto a driveway which descends to the underground parking area. There are two parking spaces with EV charger, a private lock up and communal store room.









Location

Occupying an idyllic position on the seafront of Hythe, the property enjoys direct access to the shingle beach and instant opportunities for shoreside walks along West Parade. The town provides a good range of independent shops and supermarkets, along with medical and dental practices and a library, whilst primary schooling is located beside the open space of Hythe Green with secondary schooling being available in nearby Saltwood, and both boys' and girls' grammar schools in Folkestone.

The M20 motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car and, for commuters, High Speed rail services are available from Folkestone stations giving fast access to London St Pancras in just over fifty minutes.

The Cathedral City of Canterbury is 19 miles to the north and offers a wealth of cultural and leisure amenities, including the Marlowe Theatre, a number of bars and fine restaurants, a major shopping centre, as well as many individual shops.

Distances

- Hythe High Street 0.6 mile
- Sandgate 3 miles
- Folkestone 4.5 miles
- Dover 13 miles
- Ashford 13 miles
- Canterbury 19 miles

Nearby Stations

- Sandling station 2.5 miles
- Westenhanger station 3.5 miles
- Folkestone West station 4.4 miles
- Channel Tunnel Terminal station 3.8 miles

Key Locations

- Royal Military Canal
- Folkestone Harbour Arm
- Folkestone Coastal Path
- Brockhill Country Park

Nearby Schools

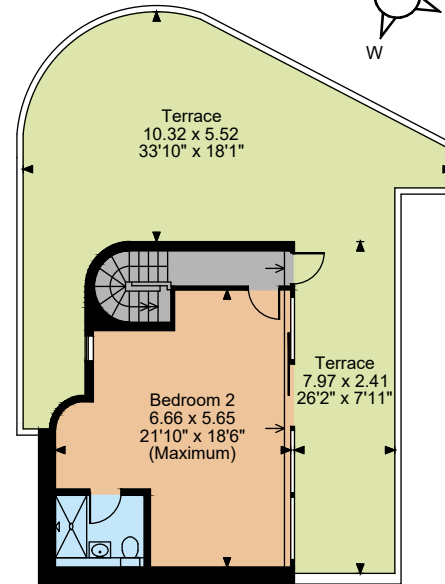
- Hythe Bay CofE Primary School
- Saltwood CofE Primary School
- Brockhill Park Performing Arts College
- Folkestone Grammar School
- Earlscliffe
- Dover College







First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,304 sq ft (214 sq m)
 Lock Up internal area 140 sq ft (13 sq m)
 Terrace external area 1,003 sq ft (93 sq m)
 Total internal area 2,444 sq ft (227 sq m)
 For identification purposes only.

Directions

CT21 6HE

///what3words: developed.declares.collects - brings you to the driveway

General

Local Authority: Folkestone and Hythe District Council

Services: All mains services; gas fired underfloor heating

Council Tax: Band E

EPC Rating: B

Tenure: Share of Freehold with an underlying lease of 999 years from 1 January 2016.

Service charge: The vendor has advised that the service charge is currently in the region of £5,205 per annum

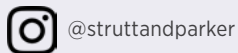
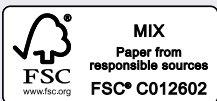
Canterbury

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