



Flat 6 Marina Court 76-78 Marine Parade Hythe Kent CT21 6AW
Guide £250,000

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Flat 6 Marina Court

76-78 Marine Parade Hythe

A one bedroom first floor apartment with a south facing balcony overlooking the promenade, enjoying panoramic sea views across Hythe Bay.

Situation

Marina Court is situated in a highly sought after, desirable beachfront location, where local amenities are within level walking distance. The charming town centre offers a variety of independent shops and restaurants as well as three supermarkets and the Royal Military Canal is within easy reach across Hythe recreation green.

The area is fortunate in having particularly good commuting services with High Speed rail links to London St. Pancras from Folkestone West and Central Stations. Access to the nearby M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

The Property

A spacious one bedroom first floor apartment featuring a sought after covered south facing balcony overlooking the promenade, with far-reaching sea views across the bay—ideal as a seaside second home or first purchase.

The property offers well proportioned accommodation with an entrance hall leading to an open plan living/dining room and an adjacent fitted kitchen with modern cupboards, worktops, plumbing for a washing machine and dishwasher, integral fridge, and electric double oven, hob, and extractor. A large kitchen hatch provides additional sea views toward the balcony. The double bedroom includes fitted wardrobes and attractive outlooks across nearby recreation grounds and hillside scenery. A modern shower room features a vanity basin, WC, and spacious walk-in shower, plus useful storage cupboards.

Further benefits include high ceilings, double glazing, gas central heating, and a secure intercom/camera entry system.

Outside

There is unallocated private parking available for residents of Marina Court.

Services

We understand all main services are connected.
Lease: 999 years as from 24 June 1992
Ground rent: Peppercorn
Annual service charge currently: £1,331.43 (paid in two instalments)

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Share of Freehold

Current Council Tax Band: C

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 556 sq ft / 51.6 sq m

For identification only - Not to scale



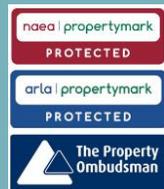
FIRST FLOOR
Approx. 556 SQFT (INTERNAL)

- Living Room**
18'11 x 16'6 (5.76 x 5.02)
- Kitchen**
8' x 7'2 (2.44 x 2.18)
- Bedroom**
12'1 x 11'7 (3.69 x 3.53)
- Shower Room**
7'9 x 7'3 (2.37 x 2.20)
- Balcony**
18'4 x 6'3 (5.58 x 1.90)

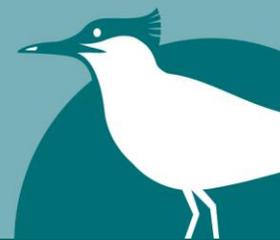
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1420923

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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