



Bay Tree House, Tanners Hill, CT21

£535,000

Property Description

Bay Tree House is an exclusive development of six spacious two bedroom apartments. Designed by the award winning architects Clague whom have given full advantage to the elevated position above Hythe and included high ceilings, large glazing and balconies that give spectacular far reaching sea views. Each apartment has a large open plan living space accessing into either their own private garden or a large south facing balcony. Bespoke Roma kitchens include Neff appliances and quartz worktops. Luxury en-suite to the master bedroom and generous second bedroom with a separate bathroom. Underfloor heating throughout gives you complete design freedom and consistent warmth. The large windows maximise your views as well as flooding the space with light.

A footpath adjacent to the development allows an easy, quick walk into Hythe town or to enjoy some time at the beach.



Key Features

- ✓ Exclusive Development of Six Apartments
- ✓ High Specification
- ✓ Spacious Two Bedroom Apartment with Luxury En-Suite
- ✓ Roma Kitchen, Neff Appliances and Quartz Worktop
- ✓ Underfloor Heating Throughout
- ✓ Available to Reserve Off plan
- ✓ Full 10 year Buildzone Warranty Guarantee



Rooms

Entrance Hall

Cupboard, doors to Kitchen/Living area, Bedroom 1, Bedroom 2 and Bathroom.

Kitchen/Living Area

28' 6" x 22' 4" (8.7m x 6.8m)

A bright and spacious living area, with a bespoke Roma kitchen, Neff integrated appliances, downlights and Quartz worktops.

Bathroom

6' 7" x 6' 11" (2m x 2.1m)

Three-piece suite comprising, bath, with Thermostatically controlled shower from Grohe, wall mounted basin and vanity units with integrated storage. RAK sanitaryware and Grohe taps. Mirror and vanity lighting, shaver point. Heated chrome towel rail.

Bedroom One

19' 0" x 10' 10" (5.8m x 3.3m)

Spacious, bright and door to en-suite

En-Suite

4' 11" x 6' 11" (1.5m x 2.1m)

RAK sanitaryware and Grohe taps. Wall mounted basin and vanity units with integrated storage, mirror and vanity lighting, downlights, shaver point, WC. Thermostatically controlled shower from Grohe, heated chrome towel rail.

Bedroom Two

10' 10" x 9' 10" (3.3m x 3m)

A spacious double bedroom with plenty of natural light and built-in wardrobe.

Specification Disclaimer

Tolman Homes reserves the right to change the specification. Please contact us for more information on the specifications and interior options available.

External Areas

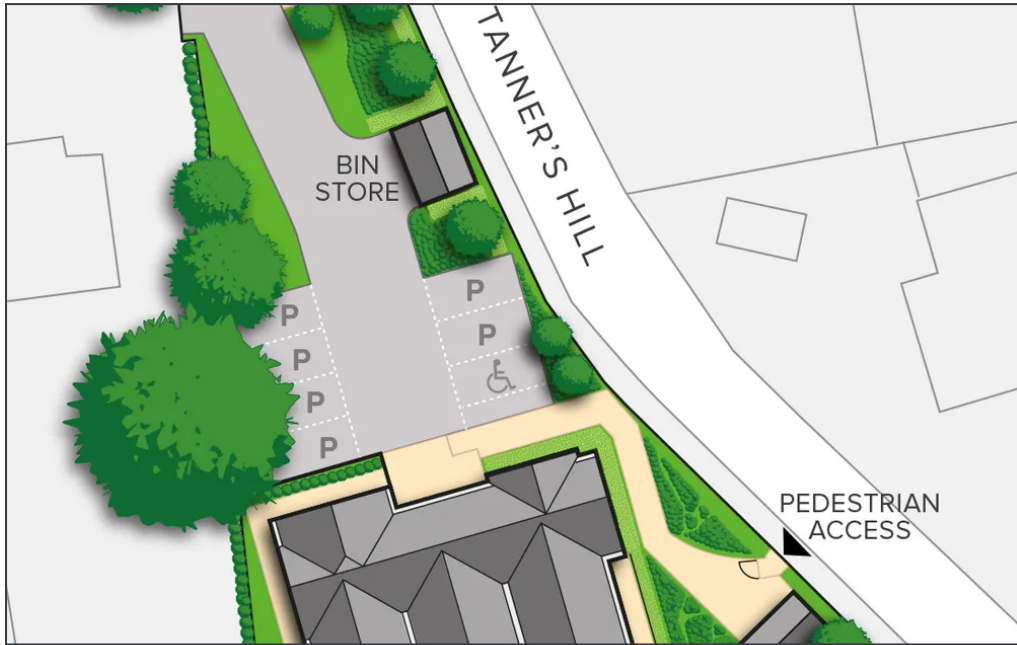
Communal Garden

Fully landscaped communal and private gardens, including turf, shrubs and fencing. Patio/Balcony lighting.

Allocated Parking

1 Parking Space

Each apartment has an allocated car parking space and there is an additional visitor parking space as well as a cycle store.





GROUND FLOOR

APARTMENT 1

Kitchen/living area	7.5m x 7.4m	24' 7" x 24' 3"
Bedroom 1	6.2m x 3.0m	20' 4" x 9' 10"
En-Suite	1.6m x 2.2m	5' 3" x 7' 3"
Bedroom 2	4.7m x 3.2m	15' 5" x 10' 6"
Bathroom	2.0m x 3.3m	6' 7" x 10' 10"
TOTAL FLOOR AREA	116.2sq.m	1250.7sq.ft

APARTMENT 2

Kitchen/living area	8.7m x 6.8m	28' 7" x 22' 4"
Bedroom 1	5.8m x 3.3m	19' 0" x 10' 10"
En-Suite	1.5m x 2.1m	4' 11" x 6' 11"
Bedroom 2	3.3m x 3.0m	10' 10" x 9' 10"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
TOTAL FLOOR AREA	104.3sq.m	1122.6sq.ft

ES: En-Suite C: Cupboard B: Bathroom

Please note: floor plans are not to scale. Dimensions given are +/- 50mm.
Please read in conjunction with site plan.

*Floorplans are indicative only. Tolman Homes reserves the right to change the specification.
Please discuss the individual plot with the sales advisor for more information.



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