



Belmont, Cannongate Road, Hythe, Kent, CT21 5PX

EPC Rating = C

Guide Price £325,000









A charming two bedroom ground floor apartment with views over Hythe and the coastline. This delightful self-contained apartment offers a perfect blend of comfort and convenience. With its own private entrance, the property welcomes you into a spacious hallway leading to a well-proportioned living/dining room. A modern kitchen, two generously sized double bedrooms, and a well-appointed bathroom. Large windows throughout the home provide an abundance of natural light and showcase stunning views of Hythe. Outside, an enclosed rear garden offers a retreat, perfect for outdoor dining or simply enjoying the surroundings. The property also benefits from off-road parking. Don't miss out—schedule a viewing today! EPC RATING = C

**Guide Price £325,000**

**Tenure** Leasehold Share of Freehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 1

**Parking** Off road parking space

**Heating** Gas

**EPC Rating** C

**Council Tax** Band C

Folkestone and Hythe District Council





**The accomodation comprises**  
**Situation**

This property is situated in popular 'Cannongate Road' in Hythe. The town is a Cinque Port with a bustling centre which is brimming with bespoke shops, coffee shops, pubs and restaurants. There is a Waitrose, Aldi and Sainsbury's in the town. The property is also conveniently close to the High Street, Royal Military Canal and beach. Folkestone lies to the East with High Speed Rail service to London, with a journey time to St Pancras of less than an hour. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are within easy reach. There are great bus services to many wonderful destinations such as the Cathedral City of Canterbury (approximately 18 miles) and the historic town of Rye (approximately 22 miles).



**Ground floor**  
**Hallway**

**Kitchen**  
13' 1" x 11' 4" (3.99m x 3.45m)

**Living/dining room**  
16' 0" x 11' 3" (4.88m x 3.43m)

**Bedroom one**  
11' 3" x 10' 11" (3.43m x 3.33m) 10' 11" x 9' 7" (3.33m x 2.92m)





## Bedroom two

11' 0" x 9' 7" (3.35m x 2.92m)

## Bathroom/WC

6' 4" x 5' 8" (1.93m x 1.73m)

## Outside

Enclosed rear garden

Off road parking

## Additional

Leasehold with Share of Freehold: 980 years remaining

Service charge: None - The seller has informed us that any maintenance to the building is shared 50/50 between the two freeholders.

Ground rent: None













Approximate Gross Internal Area = 60 sq m / 648 sq ft

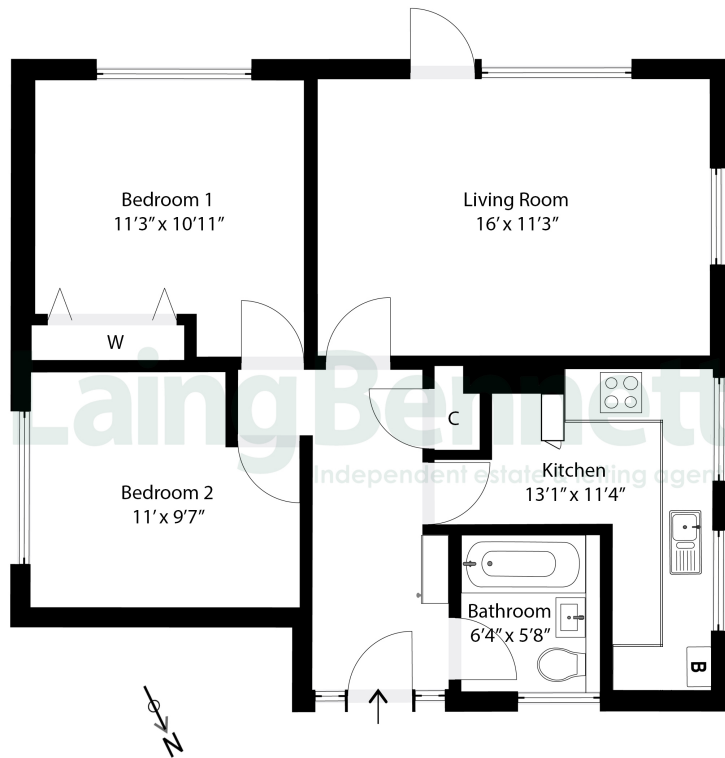
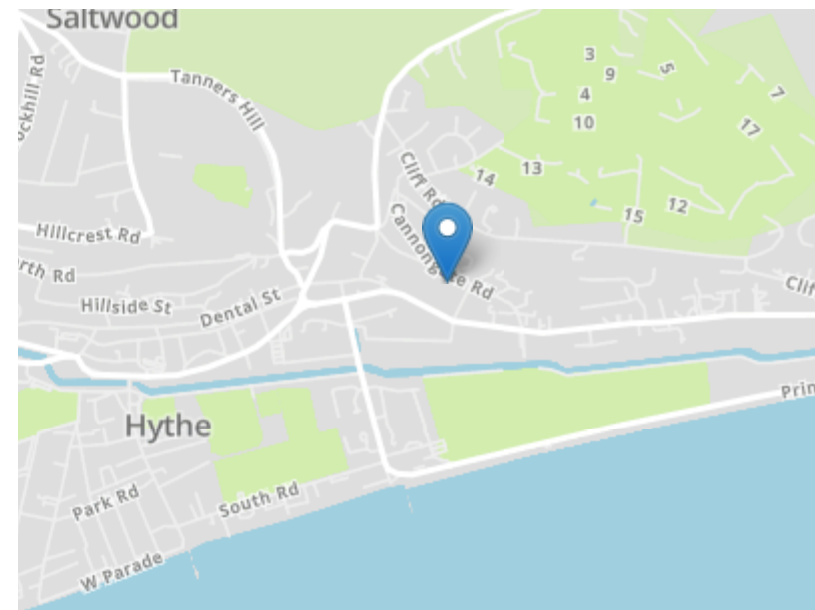


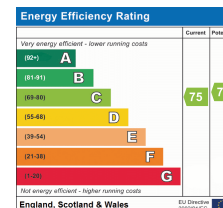
Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.  
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