



13b Hillcrest Road, Hythe, Kent, CT21 5EX

EPC Rating = D

Guide Price £375,000





This charming three-bedroom apartment occupies the first and second floors of a beautiful period property set on the hillside, offering stunning views over Hythe and the English Channel. Accessed via a side gate and external staircase leading to the apartment's private entrance, the first floor features a spacious living/dining room with a balcony and wood-burning stove, a kitchen/breakfast room, a bedroom, and a bathroom. On the second floor, there are two further bedrooms, including one with an en suite shower room. The property comes with a share of the freehold and a new lease. Gas central heating. EPC RATING = D

Guide Price £375,000

Tenure Share of Freehold
Property Type Apartment

Receptions 1

Bedrooms 3

Bathrooms 2

Parking On street

Heating Gas

EPC Rating D

Council Tax Band B

Folkestone & Hythe District Council



Situation

This property is situated in the popular 'Hillcrest Road' on Hythe's hillside. 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 and Sainsbury's. The property is conveniently close to the High Street, Royal Military Canal and beach. The village of Saltwood is only a short distance up the hill offering an active village community, newsagents/general store, The Castle Hotel, Michelin star restaurant, village hall, highly regarded primary and secondary schools, the latter with performing art status. 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).



The accommodation comprises

External staircase

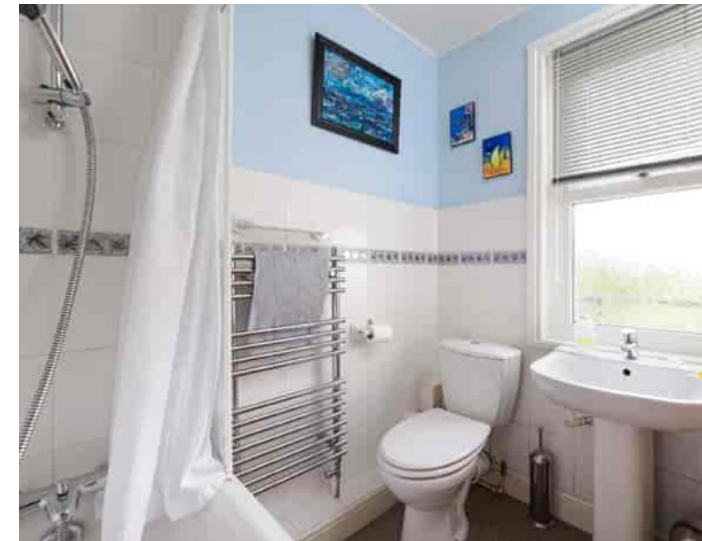
First floor

Entrance hall

Bathroom

Kitchen

12' 1" x 11' 1" (3.68m x 3.38m)





Living /Dining room

Balcony

Bedroom one

**Second floor
Landing**

Bedroom two

17' 10" x 12' 1" (5.44m x 3.68m)

Bedroom three

10' 2" x 8' 5" (3.10m x 2.57m)

En suite shower room

**Access to loft storage space over
kitchen**

**Outside
Garden**

Delightful garden

Lease information

Share of Freehold

New Lease details are to be confirmed.

No ground rent





CROSTREES



Approximate Gross Internal Area (Excluding Balcony & Stepped Access, Including Eaves) = 102 sq m / 1095 sq ft

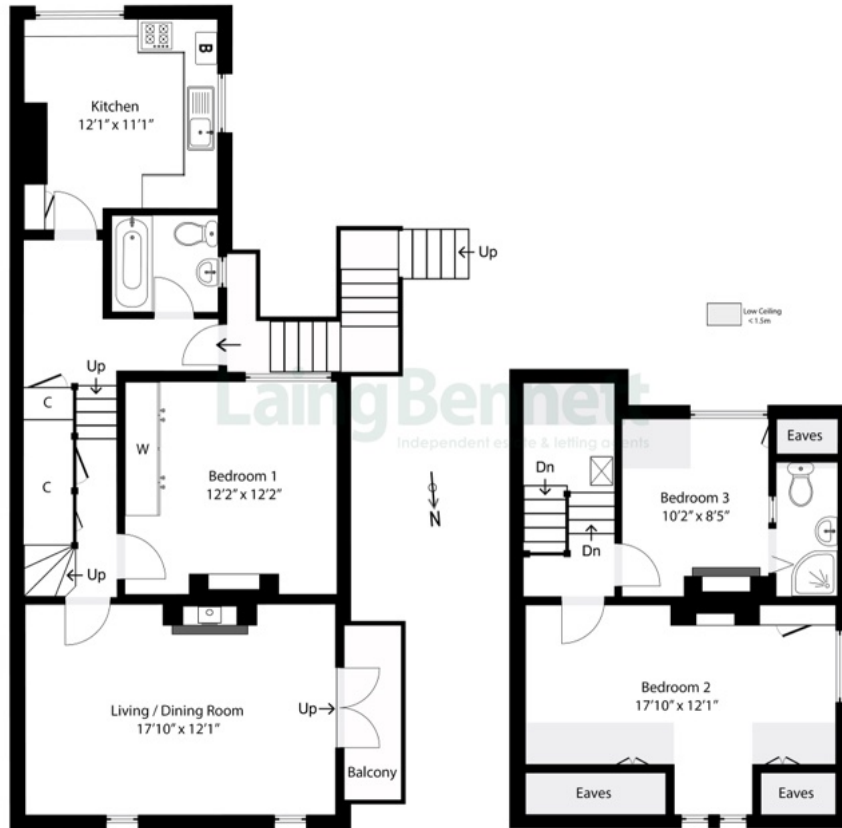
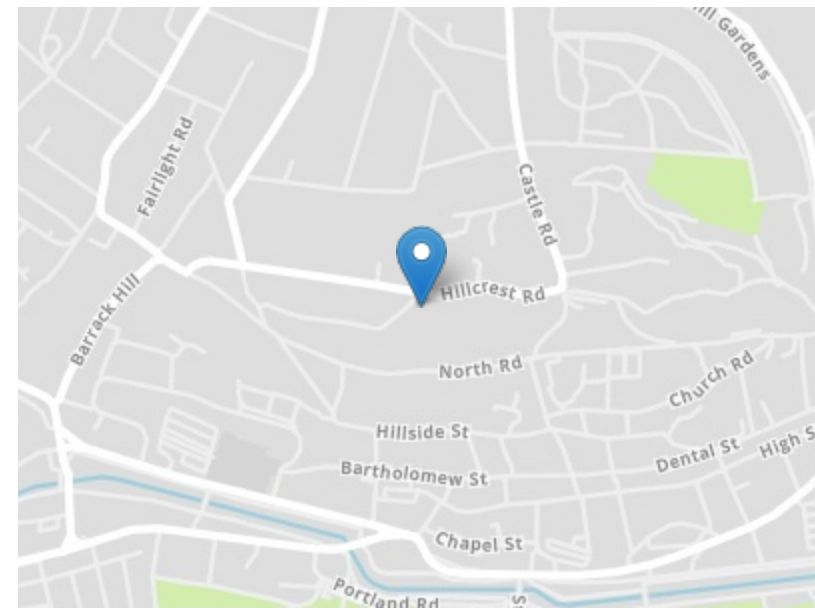


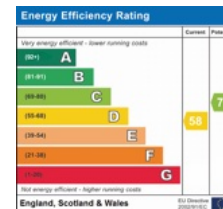
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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