



18 South Road, Hythe, Kent, CT21 6AR

EPC Rating = D

Guide Price £339,995





If you are looking for **STYLE, QUALITY AND THE CLASSIC FEATURES OF A PERIOD PROPERTY**, then an internal viewing is a must of this stylish, beautifully presented duplex apartment. Just a few moments away from the beach yet having panoramic views to the front over the cricket grounds and the town beyond. The property is particularly spacious being complimented by the high ceilings and large windows bathing this beautiful home in natural light. With its versatile layout, this home offers plenty of space for a comfortable lifestyle. There is a courtyard which is shared with the ground floor flat which is ideal for storing your bikes etc. EPC Rating: D

**Guide Price £339,995**

**Tenure** Leasehold Share of Freehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Parking** On street parking

**Heating** Gas

**EPC Rating** D

**Council Tax** Band B

Folkestone & Hythe



## Situation

The property is situated on 'South Road' moments from the seafront and close enough to walk to the bustling Hythe town centre which offers amenities including; Waitrose, Sainsbury's (Aldi on the outskirts), a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. There is a mainline railway station at Sandling (Approx. 1.6 miles) and Folkestone (Approx 4.9 miles) has a direct connection to the High Speed service to London, with a journey time of 53 minutes.

## The accommodation comprises

### Ground floor

Communal hall shared with ground floor flat

Stairs to first floor:

### First floor

#### Living room

16' 4" x 15' 3" (4.98m x 4.65m) Open plan to:

#### Kitchen

13' 0" x 10' 3" (3.96m x 3.12m)

#### WC

#### Bathroom

Sitting room with 'Juliet' balcony

12' 8" x 11' 3" (3.86m x 3.43m)

### Second floor

#### Bedroom one

16' 5" x 15' 5" (5.00m x 4.70m)

#### Bedroom two

21' 7" x 8' 4" (6.58m x 2.54m)

#### Bedroom three

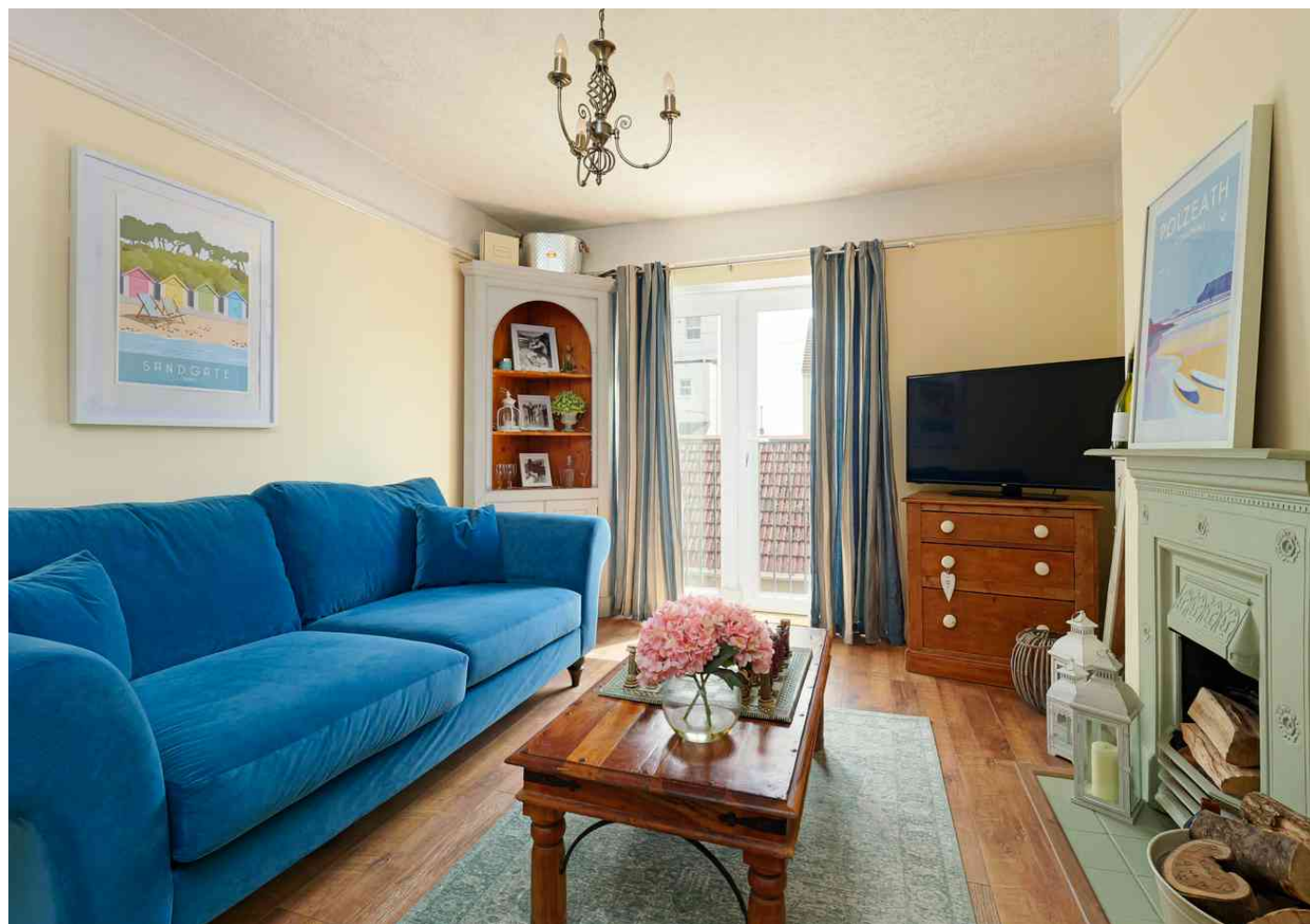
10' 11" x 10' 5" (3.33m x 3.17m)

### Additional Information

Leasehold - 109 years remaining. The new owner will be a joint freeholder.

### Outside

Shared courtyard

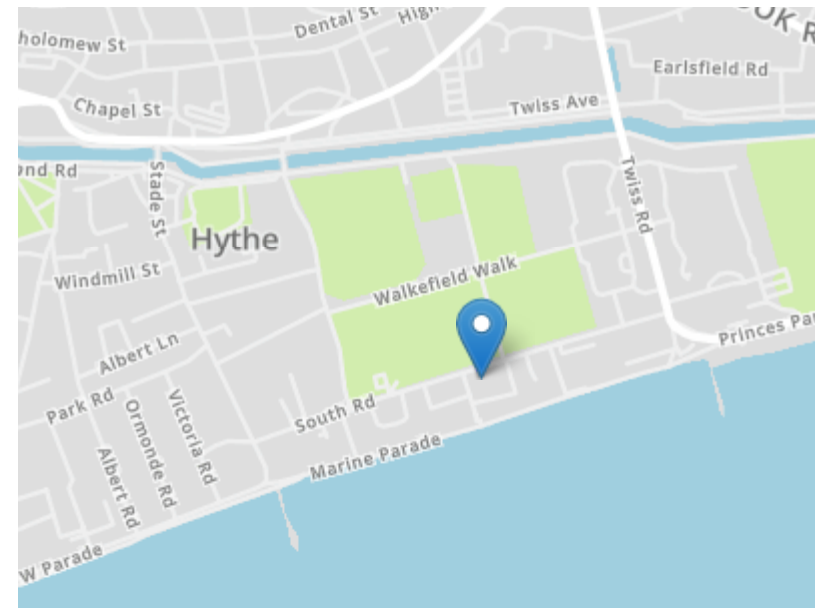




Approximate Gross Internal Area (Including Low Ceiling, Excluding Communal Ground Floor Hall) = 124 sq m / 1332 sq ft



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.



Need to book a viewing?

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(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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