







A charming two-bedroom ground floor apartment set within a beautiful period property on the sought-after hillside of Hythe. This characterful home offers a blend of period charm and practical living, with the benefit of its own garden, car port, and driveway parking. The accommodation comprises a spacious lounge/diner with a feature bay window, a fitted kitchen opening to a light-filled conservatory, two bedrooms, and a well-appointed bathroom. The conservatory provides direct access to the private garden, offering a lovely spot for morning coffee or evening relaxation. Enjoying an elevated position, the property is ideally located for easy access to Hythe's charming town centre, seafront promenade, and local amenities, while also providing excellent transport links. EPC RATING = D



Guide Price £325,000

Tenure Share of Freehold

Property Type Ground Floor Flat

Receptions 1

Bedrooms 2

Bathrooms 1

Heating Gas

EPC Rating D

Council Tax Band B

Folkestone And 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

Ground floor

Entrance hall

Lounge/Diner

13' 2" x 19' 0" (4.01m x 5.79m)





Kitchen

7' 3" x 11' 1" (2.21m x 3.38m)

Conservatory

7' 3" x 13' 7" (2.21m x 4.14m)

Bedroom one

13' 2" x 9' 10" (4.01m x 3.00m)

Bedroom two

9' 10" x 7' 11" (3.00m x 2.41m)

Shower/bathroom/WC

6' 6" x 12' 8" (1.98m x 3.86m)

Outside

Attractive rear garden

Car port

Approached over driveway providing off road parking

Additional information

Leasehold with share of freehold

Approximately 932 years remaining

Maintenance charge: TBC

Service charge:TBC

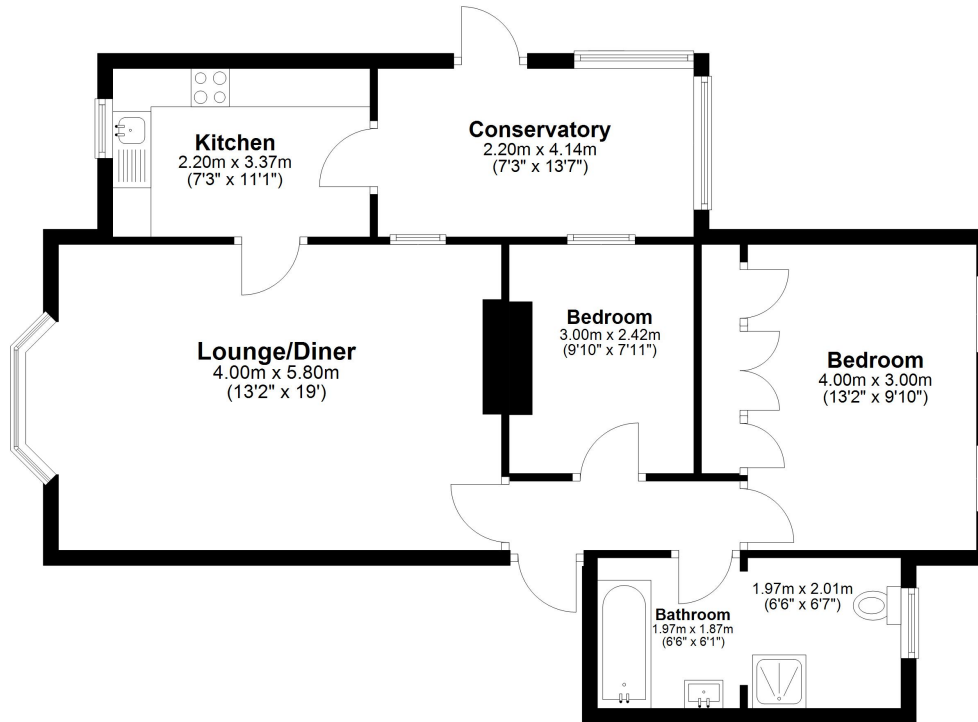






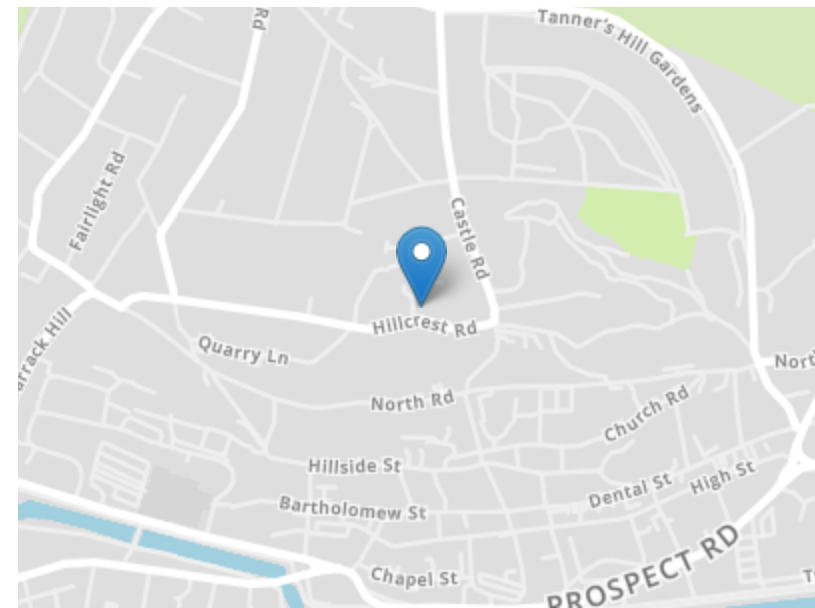
Ground Floor

Approx. 74.1 sq. metres (797.6 sq. feet)



Total area: approx. 74.1 sq. metres (797.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Need to book a viewing?

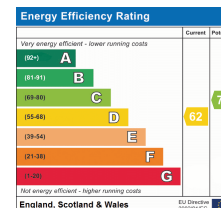
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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