





A delightful one bedroom ground floor apartment ideally located close to the heart of Hythe, just moments from the high street and local amenities. This well positioned home offers a spacious living room, kitchen, good sized bedroom and bathroom. The apartment provides comfortable living in a sought-after location. Residents benefit from beautifully maintained communal gardens and convenient allocated parking space on the front driveway. Whether you're a first-time buyer, downsizing, or seeking a weekend retreat, this property offers a fantastic opportunity to enjoy coastal living with all the essentials just a short stroll away. Leasehold and share of Freehold. No forward chain. EPC RATING = C

Guide Price £219,995

Tenure Leasehold Share of Freehold

Property Type Apartment

Receptions 1

Bedrooms 1

Bathrooms 1

Parking Allocated parking space

Heating Gas

EPC Rating C

Council Tax Band B

Folkestone & Hythe District Council



Situation

Close to the town centre. The town of Hythe 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

Living room

16' 5" x 9' 10" (5.00m x 3.00m)

Kitchen

11' 7" x 5' 5" (3.53m x 1.65m)

Bedroom

16' 5" x 10' 2" (5.00m x 3.10m)

Bathroom

9' 11" x 5' 9" (3.02m x 1.75m)

Storage room - shared with flat 2

Outside

Communal garden to the rear

Allocated parking space to the front driveway

Lease information

Lease length: 999 years, started in 1995. Approx. 968 years remaining.
Service charge: £1,500.00
Ground rent: None.
Share of Freehold (owned in a company name 'Bybrook Management Ltd).

Agent note

The internal photographs were taken before the current tenant moved in.



Approximate Gross Internal Area = 48 sq m / 520 sq ft

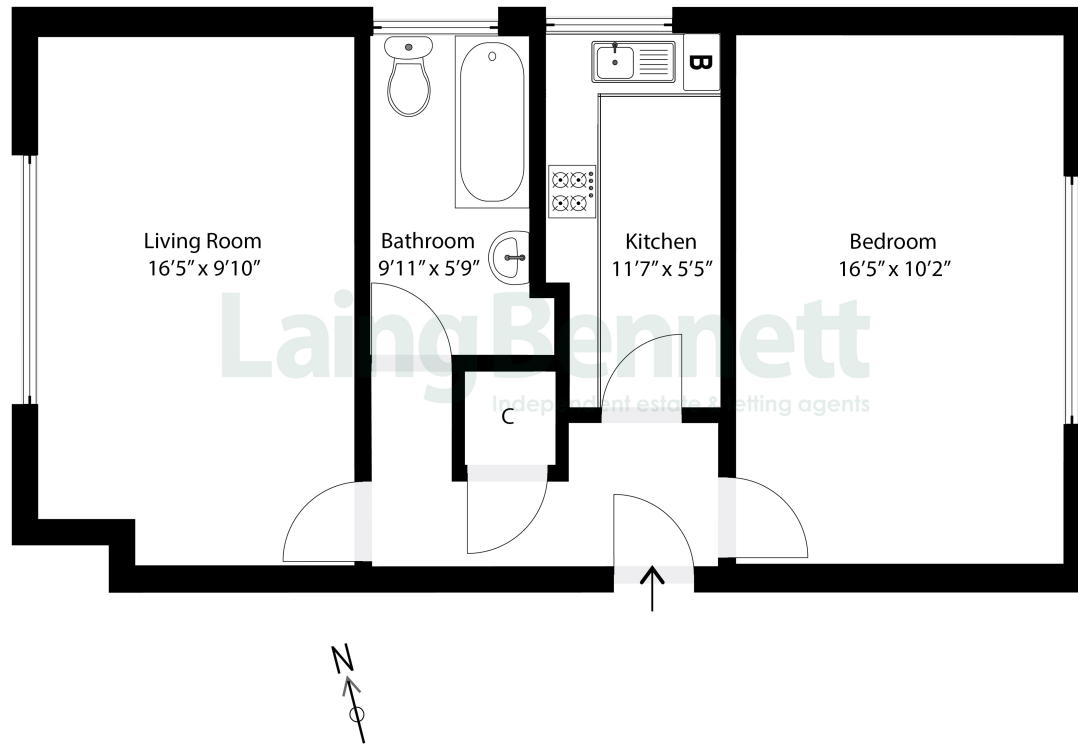
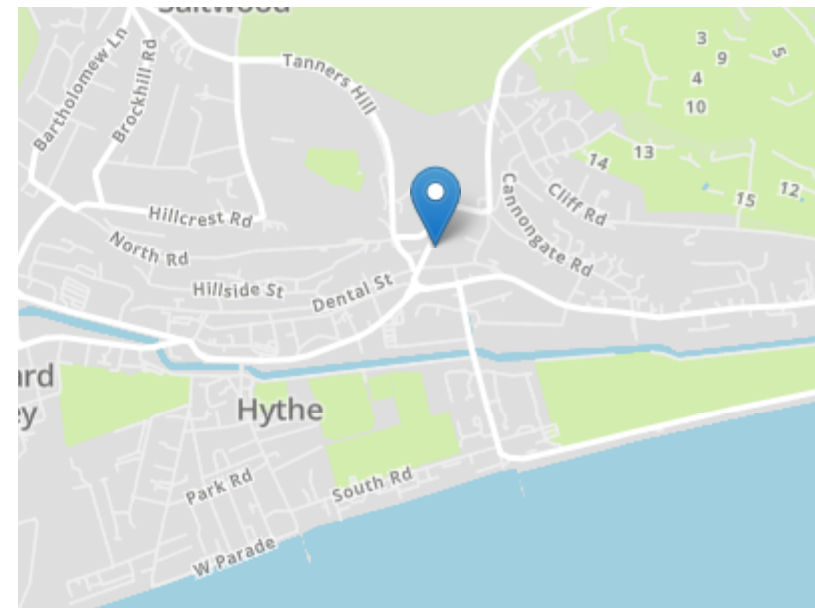


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

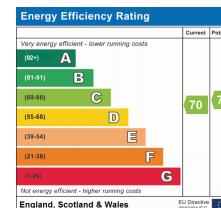
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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