







A spacious ground floor apartment with sole use of a delightful garden, an allocated parking space with electric charging point and communal bike store. This south facing apartment is bathed in natural sunlight and completed to a high standard with a stylish finish. The communal entrance hall has both lift and stairs leading to the apartment. Entering the apartment there is a spacious hallway with a video door entry system, a walk in utility/storage room and separate cloakroom. Double doors open onto the stunning and airy open plan kitchen/living/dining room. The sleek and beautifully finished kitchen area and dining/living area has a roof lantern and tri-folding glazed doors with integrated blinds leading out to the sun terrace and garden. The terrace is fitted with power points, water and lighting. The master bedroom has an extensive wall of built in wardrobes with sliding doors. There are bi-folding doors with integrated blinds giving access to the terrace and garden. The en-suite has a large walk-in shower, WC and vanity unit. Bedroom two with storage cupboard also houses the boiler. The main bathroom houses a bath, WC, and vanity unit, as well as a separate walk-in shower. Outside: To the front of the property there is an allocated parking bay with electric charging point. The private garden has a sun terrace that runs the entire width of the apartment. Steps lead to the garden which comprises of well stocked borders, lawn, pond, water butt and a good sized shed. NO CHAIN. EPC Rating: B

Guide Price £439,995

Tenure Leasehold Share of Freehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Heating Gas underfloor

EPC Rating B

Council Tax Band D

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

Communal entrance with lift & staircase

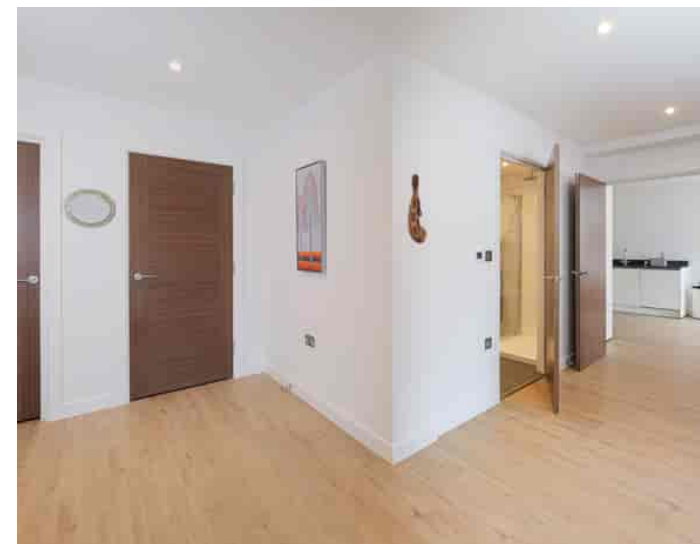
Entrance hall

Walk-in utility/storage room and separate cloakroom

Walk-in storage cupboard

Kitchen/Living/Dining room

28' 3" x 11' 8" (8.61m x 3.56m)



Master Bedroom

13' 11" x 13' 8" (4.24m x 4.17m)

En suite shower room/WC

Bedroom two

13' 11" x 8' 10" (4.24m x 2.69m)

Shower/bathroom/WC

Outside

Parking

Allocated parking bay with electric charging point

Garden

Attractive garden with sun terrace, shed to remain and side access

Additional information

Leasehold (temporary) Share of freehold on completion of sales of all apartments in the building

Length of Lease - N/A

Annual service charge (approx) - £1850.00







aperta



Approximate Gross Internal Area (Including Low Ceiling) = 94 sq m / 1009 sq ft

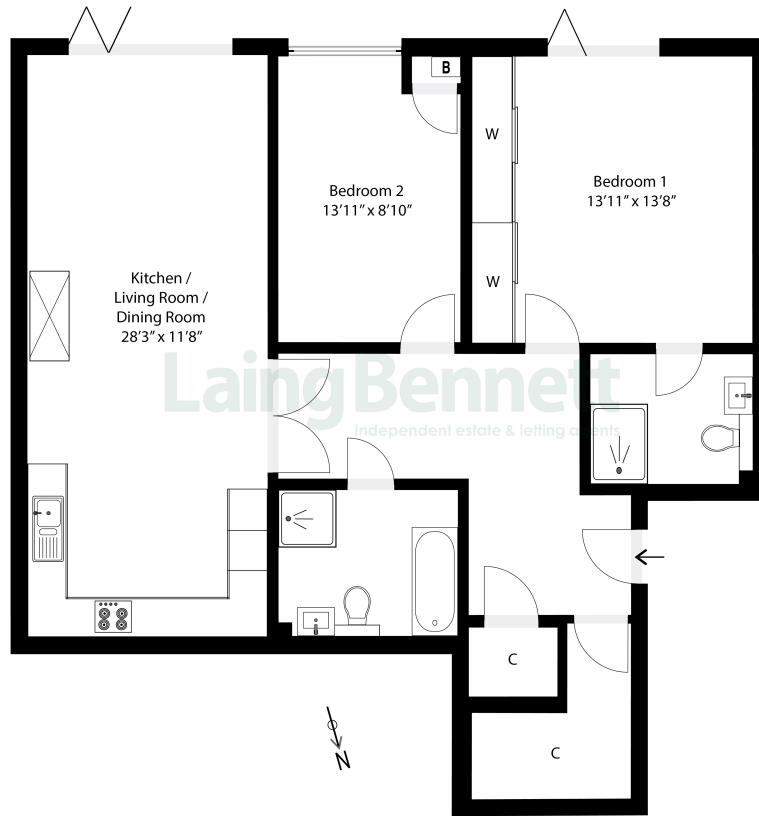
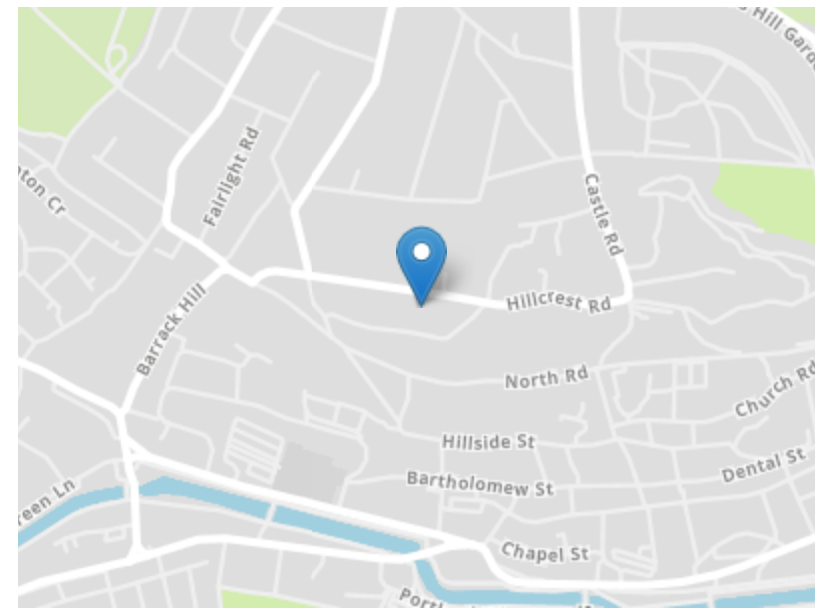


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

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

See all our properties at



Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
*Not energy efficient - higher running costs			
England, Scotland & Wales		85	85

www.laingbennett.co.uk

The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.