



18 South Road, Hythe, Kent, CT21 6AR

Guide Price  
£350,000

EPC RATING:

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.



#### **Situation**

The property is situated on 'South Road' moments from the sea front and close enough to walk to the bustling Hythe town centre which offers amenities including; Waitrose, Sainsbury's and (Aldi on the outskirts), 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. The Port town of Folkestone is approximately 4.5 miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. 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. Channel Tunnel terminal is (Approx. 4.8 miles) The M20 connection to the motorway network is (Approx. 3.7 miles).

#### **The accommodation comprises**

##### **Ground floor**

**Communal hall shared with ground floor flat**

Stairs to first floor:

##### **First floor**

Landing



**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

**Landing**

**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  
New owner will be joint freeholder

## Outside

**Shared courtyard**

**Council Tax Band**  
Folkestone And Hythe District Council (Band B)

**Heating**  
Gas



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

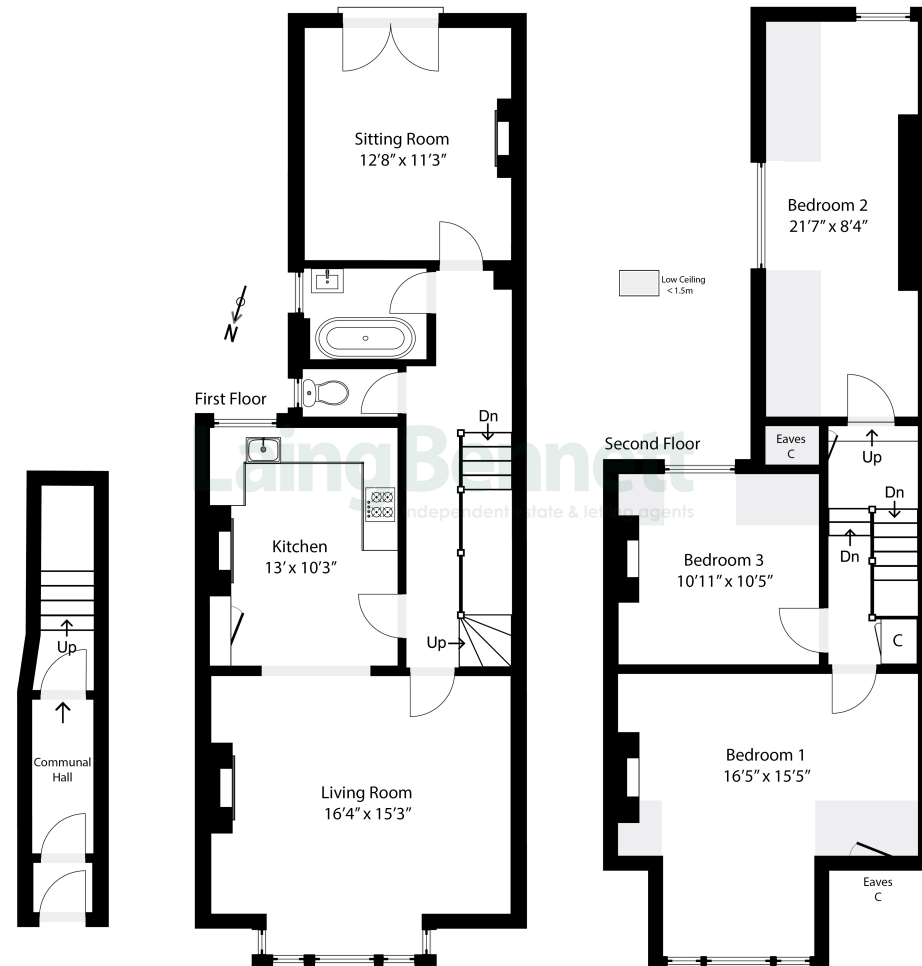


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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