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# Dental Street, Hythe

## Asking Price £400,000



A spacious one bedroom first floor apartment on Dental Street offers a perfect blend of comfort and convenience and ideally situated within easy access to Hythe High Street. With one spacious reception room, this property provides an inviting space for relaxation and entertaining guests.

There is a large and sunny balcony spanning the width of the property and provides an inviting outside space off the main living space. The apartment features one well-appointed bedroom, ideal for a peaceful night's rest, and a modern shower room.

The property is designed to cater to contemporary living, making it an excellent choice for individuals or couples seeking a stylish home. The layout is both practical and appealing, allowing for easy movement throughout the space.

Additionally, the apartment comes with the added benefit of parking for one vehicle and visitors parking, a valuable feature in this bustling area. There is also the added benefit of a secure communal indoor bike store with separate and individual lockable storage room, as well as an additional large storeroom. Also, there is a laundry room with several washing machines and tumble dryers for the private use of the apartments. Externally there is a well-maintained private garden for the residents at the rear of the property with a laid to lawn area leading an entertaining area and mature flower and shrubs.

Residents will appreciate the proximity to local amenities, including shops, cafes, parks, The Royal Military Canal and sea front, all within walking distance. This apartment on Dental Street is not just a place to live; it is a lifestyle choice that offers comfort, convenience, and a sense of community. Whether you are looking to buy or rent, this property presents a wonderful opportunity to enjoy all that Hythe has to offer.

Situated in a central Hythe location tucked behind the high street which offers a good selection of independent shops, together with the all-important Waitrose store, Sainsburys and Aldi store within the town. The property is also situated within as short walk of the beach, Doctor's surgeries, dentists, library and council offices are all also located within the general town centre area.

Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

125 years from 2014 owns a 1/8th share in the Freehold management company.

MAINTENANCE CHARGE - £165.77 per month

Services - Mains water, gas, electricity and sewerage

Heating - Gas central

Broadband - Average Broadband Speed 16mb to 80mb

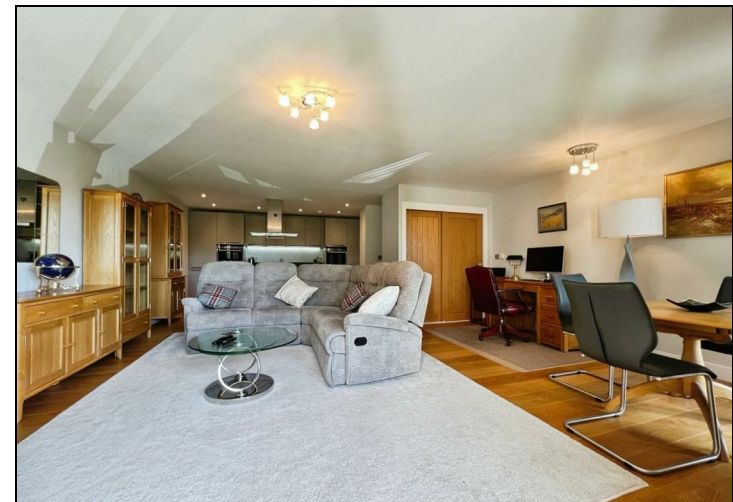
Mobile Phone coverage - Okay - Good

Flood Risk - Very Low





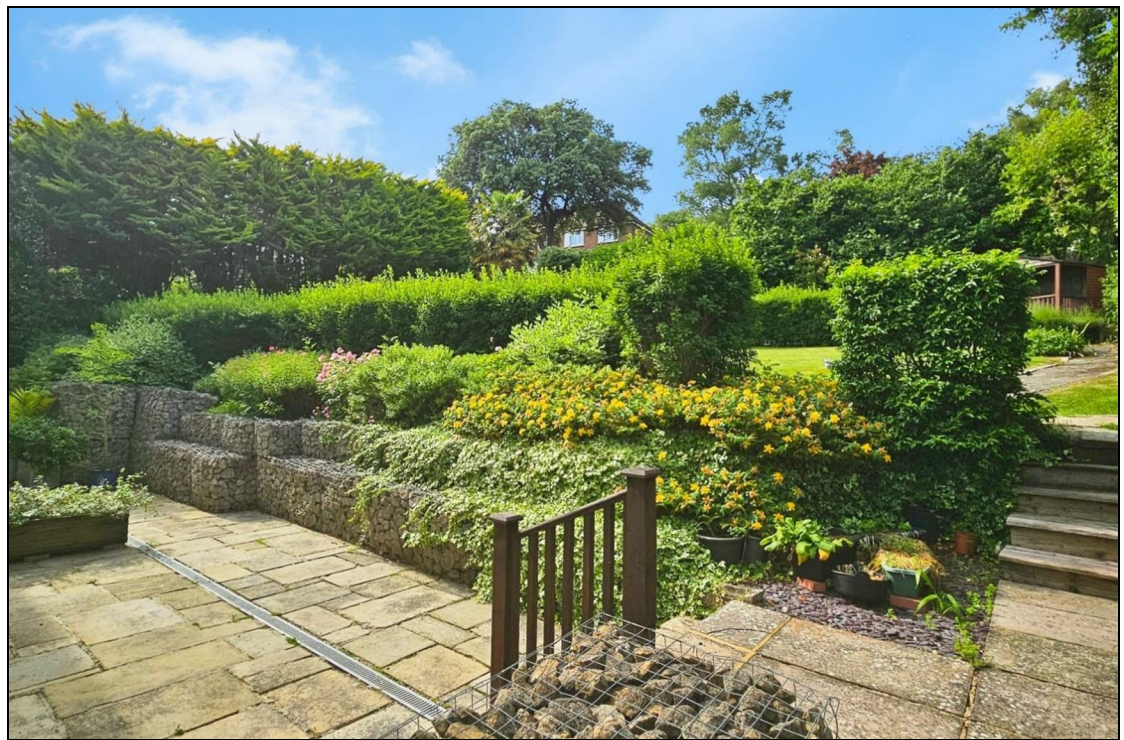
- NO ONWARD CHAIN
- IDEAL LOCATION FOR THE HIGH STREET
  - ONE BEDROOM FIRST FLOOR APARTMENT
  - LIFT TO ALL FLOORS
- OPEN PLAN RECEPTION ROOM
- MODERN FITTED KITCHEN
- EN SUITE AND SHOWER ROOM
- SOUTHERLY ASPECT BALCONY
- ALLOCATED PARKING AND BIKE STORE
- ATTRACTIVE COMMUNAL GARDENS













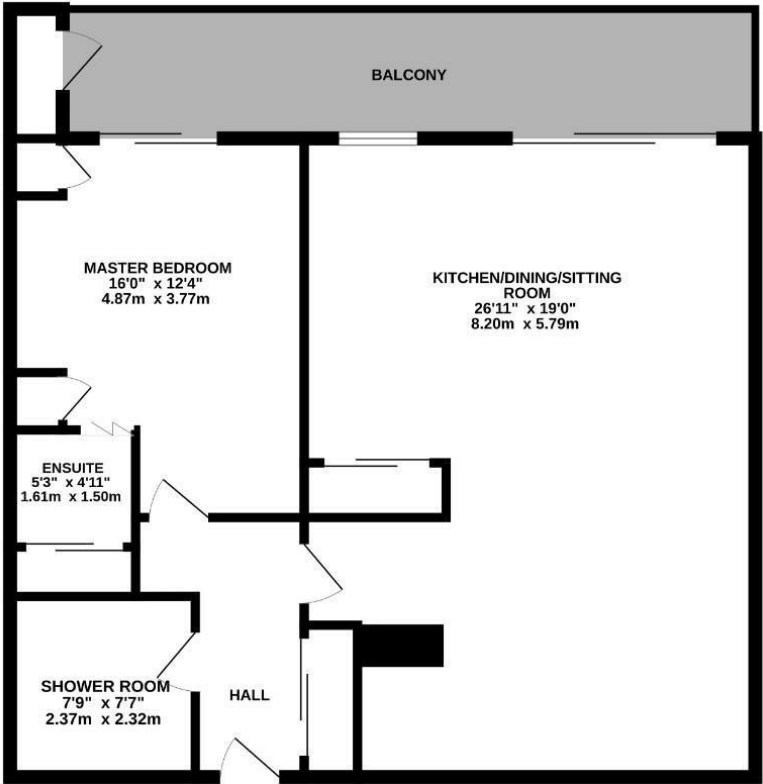




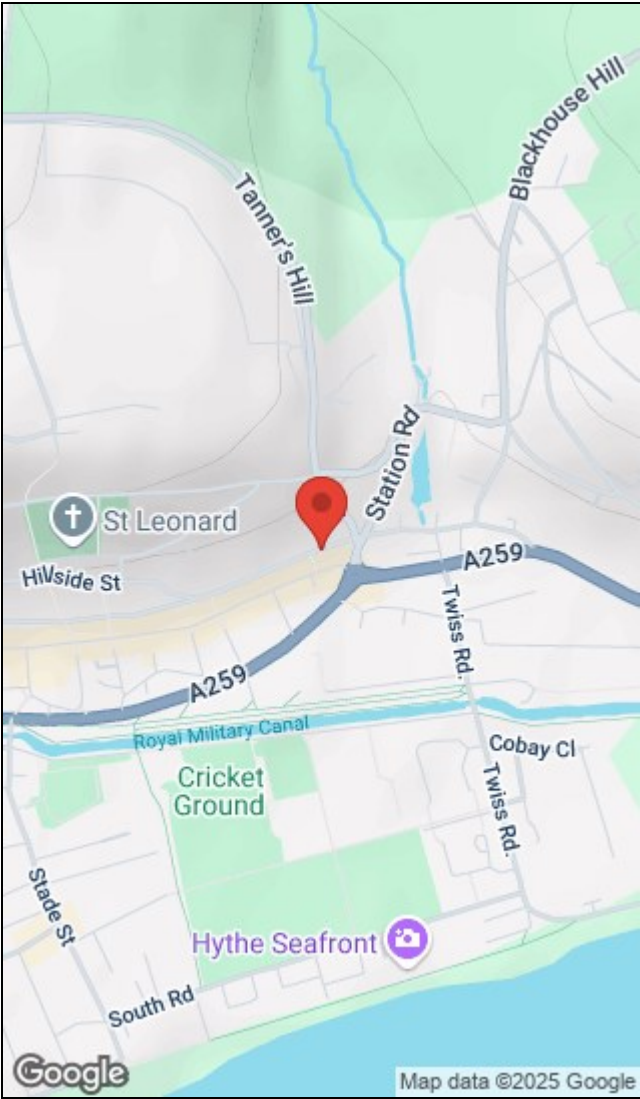





1ST FLOOR



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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
84		84			
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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