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# Douglas Avenue, Hythe

## Guide Price £175,000



GUIDE PRICE £175,000 - £185,000

This beautifully presented one-bedroom apartment on Douglas Avenue, offering a perfect balance of style, comfort, and convenience.

The spacious reception room provides an inviting setting for both relaxation and entertaining, enhanced by natural light and a welcoming ambiance. The contemporary fitted kitchen features a sleek design with an integrated oven and dedicated spaces for modern appliances, while the stylish bathroom completes the home with a touch of sophistication.

Nestled in the picturesque coastal town of Hythe, this apartment enjoys an enviable position close to the seafront, the Royal Military Canal, and a variety of independent shops, boutiques, and cafés. The area offers excellent leisure amenities, including scenic walking and cycling routes, golf courses, and waterfront dining. Convenient transport links provide easy access to Folkestone, Ashford International (with high-speed rail to London), and the M20, ensuring smooth connections for both local and long-distance travel.

Whether you're seeking an elegant first home or a smart investment opportunity, this exceptional property offers the perfect blend of modern living and prime location.

The charming Cinque Ports Town of Hythe, with an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station.

Remaining Lease of 151 years

The service charge is £500 2x a year

Services - Mains water, gas, electricity and sewerage

Heating - Gas Heating

Broadband - Average Broadband Speed 18mb to 80mb

Mobile Phone coverage - Poor - Good

Flood Risk - Medium





- NO ONWARD CHAIN
- ONE BEDROOM SECOND FLOOR FLAT
- CLOSE TO LOCAL AMENITIES
  - ENTRY PHONE SYSTEM
  - MODERN KITCHEN
  - MODERN BATHROOM
- GAS CENTRAL HEATING
  - IDEAL FIRST HOME









