



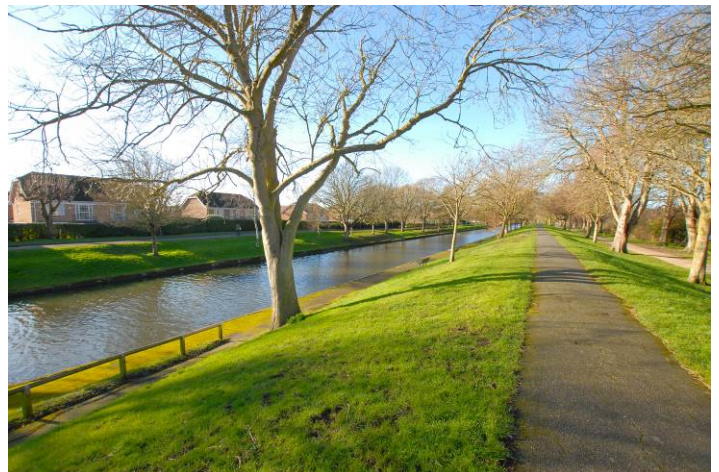
49 High Street, Hythe, Kent CT21 5AD



## 5 KINGS COURT TWISS ROAD, HYTHE

**£285,000 Leasehold**  
**To Include a share of the Freehold**

A superb second floor purpose built apartment in a sought after location, adjacent to the Royal Military Canal. The property is beautifully presented and finished to a high standard. Comprising an entrance hall, open plan kitchen/living space, two double bedrooms and a bathroom. EPC C.



**5 Kings Court  
Twiss Road  
Hythe  
CT21 5NZ**

**Entrance Hall, Open Plan Kitchen/Living Space,  
Two Bedrooms, Bathroom**

**DESCRIPTION**

Kings Court is situated in a desirable location adjacent to the historic Royal Military Canal. This stunning second floor apartment offers impeccably presented, light and airy accommodation. Comprising a welcoming entrance hall, open plan living space which incorporates a sleek modern kitchen with integrated appliances and enjoys pleasant views towards St Leonards Church and Hythe's pretty hillside. There are two double bedrooms and a smart modern bathroom. The property also benefits from an Air Source Heat Pump.

**SITUATION**

Twiss Road is a sought after and convenient central location on level ground, moments from the seafront and the bustling High Street with range of independent shops, boutiques, cafes and restaurants. The town is also well served by four supermarkets (including Waitrose, Aldi and Sainsburys). There are a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket, squash and golf clubs, water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles distant.

The area is convenient for commuting to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Sandling just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West, 5 miles). (All distances are approximate.)

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The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Door entry phone system, staircase to second floor.

### **ENTRANCE HALL**

Access to loft space, roof light, wood effect flooring, access to storage cupboard, radiator concealed by decorative cover, recessed lighting, doors to:-

### **KITCHEN/LIVING SPACE**

In two defined areas with wood effect flooring throughout.

#### **Kitchen**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, washing machine and oven, square edged granite worksurface inset with four burner gas hob with extractor hood above, splashback, coordinating up stands, peninsula breakfast bar with granite worksurface inset with under mounted 1 ½ bowl stainless steel sink with mixer tap and grooved drainer to side, integrated fridge freezer, double glazed window to side with views across Hythe s hillside and of St Leonards Church, recessed lighting.

#### **Living space**

Pair of Velux windows with views over the Royal Military Canal, two radiators concealed by decorative covers, recessed lighting.

### **BEDROOM 1**

Double glazed window to side with views over the Royal Military Canal, recessed lighting, radiator.

### **BEDROOM 2**

Double glazed window to front, Velux window to side with views over the Royal Military Canal, recessed lighting, radiator.

### **BATHROOM**

Panelled bath with mixed tap and shower attachment over, glazed shower screen, low-level WC, pedestal wash basin, Velux window, recessed lighting, extractor fan, heated ladder rack towel rail.

### **LEASE**

We understand that there is the remainder of a 999 year lease which commenced circa 2010, although we understand that the property benefits from a share in the freehold.

### **SERVICE CHARGE**

We understand that the annual service charge is circa £980.00 per annum.

### **EPC Rating C**

### **COUNCIL TAX**

Band C approx. £1952.91 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**


Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





# Kings Court, Hythe, CT21

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft

 = Reduced headroom below 1.5m / 5'0

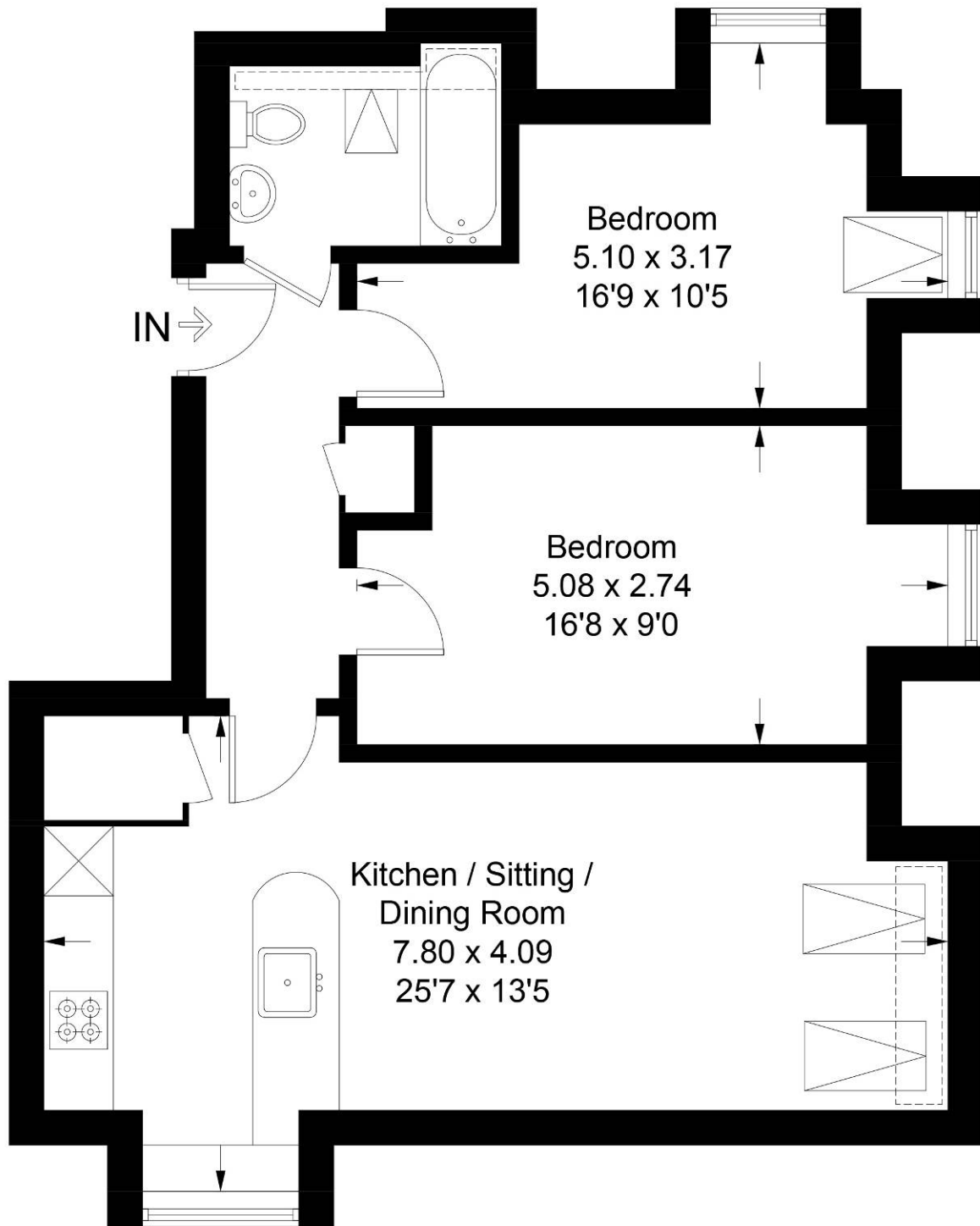


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