



49 High Street, Hythe, Kent CT21 5AD



**11 MILLBROOK
MILL ROAD, HYTHE**

**£250,000 Leasehold
NO ONWARD CHAIN**

This spacious first floor flat forms part of a well regarded development on level ground at the eastern end of the High Street. The property offers a generous living space open plan to the fitted kitchen, 2 comfortable bedrooms and a shower room. Garage. EPC D.



**11 Millbrook
Mill Road
Hythe
CT21 5PQ**

**Communal Hallway with Entry Phone System
Entrance Hall, Sitting/Dining Room Open Plan to Kitchen,
Two Bedrooms, Bathroom
Communal Gardens and Garage**

DESCRIPTION

Millbrook is a small and well regarded development of purpose built flats which are well situated for access to local amenities. The subject property is on the first floor of the property and enjoys a southerly aspect meaning that available sunlight is maximised throughout the day particularly in the dual aspect sitting/dining room which is open plan to the fitted kitchen. The flat offers very comfortable accommodation including two comfortable bedrooms and a bathroom and is well catered for with ample storage throughout.

To the rear of the building is a car parking area with allocated visitors parking and access to the garage.

SITUATION

Station Road is situated within in a prime central location, on level ground, close to a bus route and just a short walk from the Royal Military Canal, Waitrose and the vibrant High Street with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served with a choice of four supermarkets including Waitrose, Sainsburys and Aldi together with doctors surgeries, dentists etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

COMMUNAL HALLWAY

With entry phone system, door and staircase rising to first floor landing, timber panelled door opening to:

ENTRANCE HALL

Sliding doors to deep shelved heated linen cupboard housing factory lagged hot water cylinder, access to further storage cupboard, radiator, doors to:

SITTING/DINING ROOM

A generous space with double glazed window to front and double glazed sliding patio doors with juliet balcony overlooking the garden to the front of the property, four wall light points, radiator, wood effect flooring, open through to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, washing machine and tumble dryer, work surface inset with one and a half bowl ceramic sink with drainer unit and mixer tap, five burner gas hob with extractor above, tiled splashback, coordinating wall cupboards, space for freestanding fridge freezer, double glazed window to side, wood effect flooring.

BEDROOM

Built-in wardrobe cupboard concealed by sliding doors, double glazed window to rear, coved ceiling, radiator.

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Built-in wardrobe cupboard concealed by sliding doors, double glazed window to rear, coved ceiling, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, wall hung wash basin with mixer tap, tiled walls, extractor fan, heated towel rail.

OUTSIDE

The flats are surrounded by communal gardens. Flat 11 benefits from a garage to the rear of the building and there are also two visitors parking bays.

LEASE: 99 years circa September 2006.

SERVICE CHARGE: £450 per quarter.

GROUND RENT: £285.48 per annum.

All information to be verified between solicitors.

EPC Rating D

COUNCIL TAX

Band C approx. £1952.91 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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





Millbrook, Hythe, CT21

Approximate Gross Internal Area
70.9 sq m / 763 sq ft

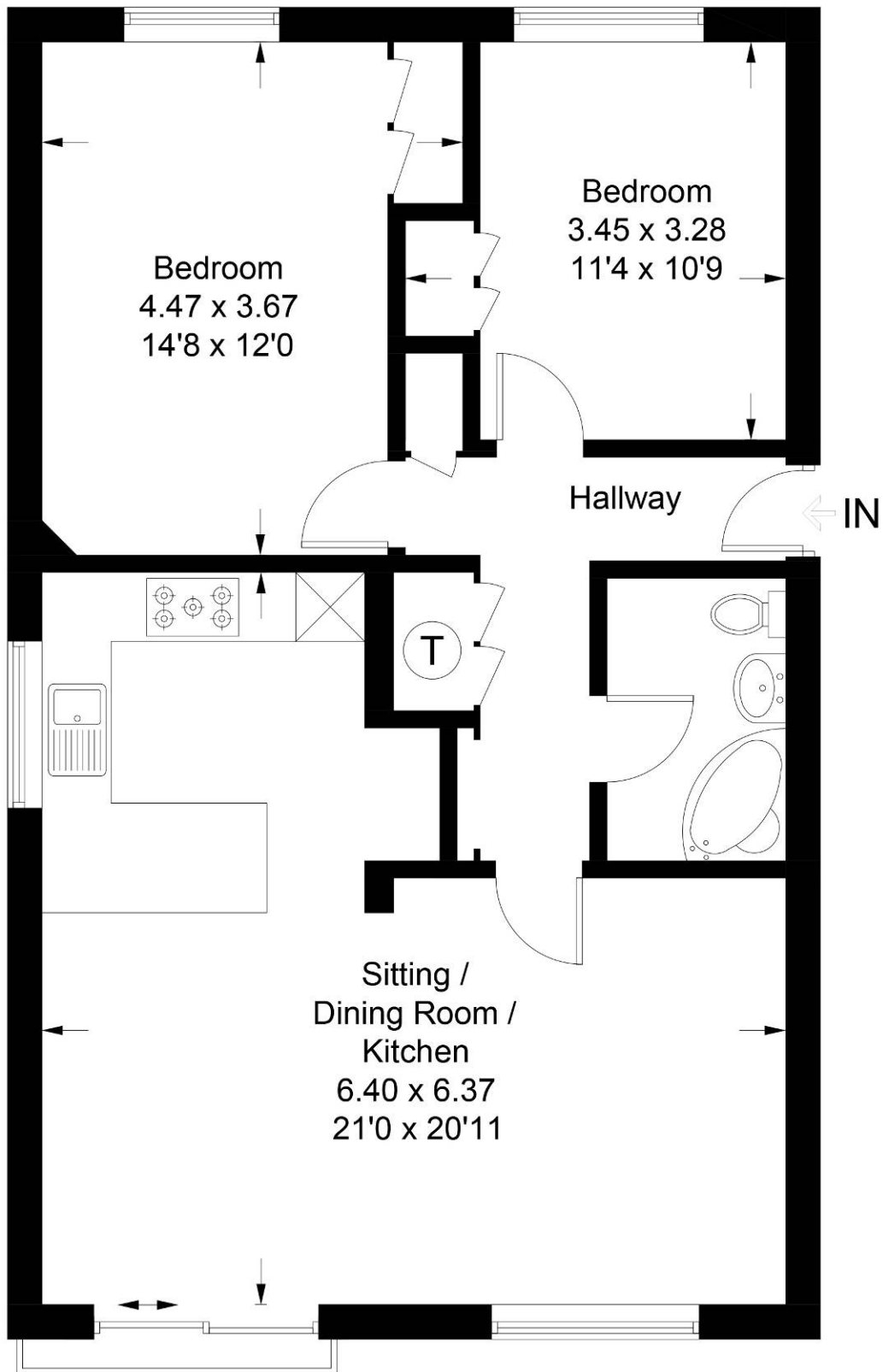


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