



49 High Street, Hythe, Kent CT21 5AD  
**NO ONWARD CHAIN**



## **5 BATHOLOMEW STREET HYTHE**

**£299,950 Leasehold**

**To include a share of the Freehold**

**In the heart of the conservation area, moments from the High Street, a charming second floor apartment offering versatile and comfortably proportioned accommodation with magnificent views across Hythe and of the sea. Entrance hall, sitting room, kitchen/dining room, 3 bedrooms & bathroom. Communal Garden.**



**BREWERY BUILDING  
5 BARTHOLOMEW STREET  
HYTHE  
CT21 5BS**

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room,  
Three Bedrooms, Bathroom  
Communal Gardens, Basement Storage**

**DESCRIPTION**

This second floor apartment in the historic Grade II Listed Brewery Building is well situated within moments of the High Street, within the sought after conservation area, and offers attractively presented, generously proportioned accommodation. This comprises a welcoming entrance hall, a sitting room, a well fitted kitchen/breakfast room, three double bedrooms and bathroom. The majority of the rooms in the apartment enjoy spectacular views over Hythe and of the sea or of Hythe's picturesque Hillside and St Leonards Church in the distance.

The apartment also enjoys the use of a communal garden and a third share of a basement store room.

**SITUATION**

Bartholomew Street is conveniently situated in the heart of the conservation area, just behind the bustling High Street, with its range of interesting independent shops, boutiques, restaurants and cafes. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, 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 a little over a mile away the ferry port of Dover is 12 miles distant. (All distances are approximate.)

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The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

with stairs to second floor.

### **SECOND FLOOR LANDING**

Sash window, door to:-

### **ENTRANCE HALL**

Access to loft space, sash window to front, timber effect flooring, access to loft hatch, radiator, door to:

### **SITTING ROOM**

Attractive painted fireplace surround, sash window with views towards Hythe hillside and St Leonard's church, further sash window with views across Hythe to the 'Roughs' and views towards the sea in the distance, radiators.

### **KITCHEN/DINING ROOM**

Well fitted with a range of base cupboard and drawer units incorporating recess for freestanding electric cooker with extractor hood above, recess and plumbing for washing machine, square edged woodblock worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, wall mounted Worcester gas boiler, Sash windows to side and rear with views over Hythe and of the front, timber sea, space for freestanding Fridge Freezer, radiator, timber effect flooring.

### **BEDROOM 1**

Dual aspect Sash windows to side and rear with views over Hythe and of the sea, radiator.

### **BEDROOM 2**

Sash window with views of Hythe hillside and St Leonard's church, radiator.

### **BEDROOM 3**

Sash window to front with views of Hythe hillside and St Leonard's church, radiator.

### **BATHROOM**

Panelled bath with mixer tap and wall mounted electric shower over, pedestal wash hand basin, low level WC, part-tiled walls, obscure glazed sash window.

### **OUTSIDE**

The property benefits from the use of a communal garden which is mainly laid to lawn and bordered by a variety of shrubs, herbaceous and other plants. Steps lead down to a shared basement area for storage. In addition, the apartment has its own store cupboard on the first-floor level.

### **LEASE**

999-year lease from 2015 (share of freehold).

**Service Charge** £100 PCM

### **COUNCIL TAX**

Band B approx. £1708.80 (2022/23)  
Folkestone & Hythe District Council.

### **VIEWING**

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



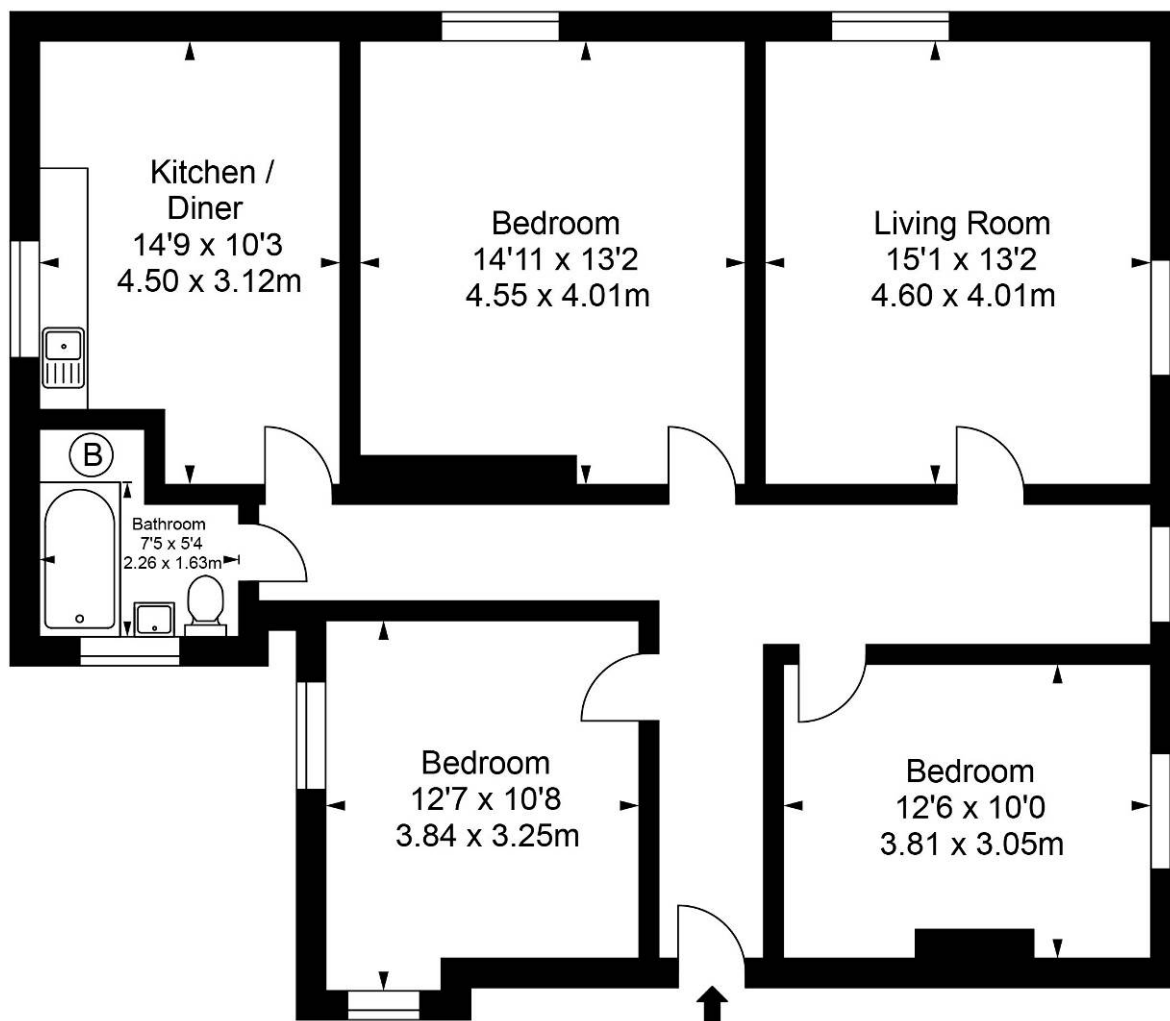




# Brewery Buildings Bartholomew Street, Hythe Kent, CT21 5BS

Approximate Gross Internal Area :-

Second Floor :- 94.50 sq m / 1017 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)