



49 High Street, Hythe, Kent CT21 5AD



APARTMENT 3 KENT COTTAGE, CHAPEL STREET, HYTHE

£250,000 Leasehold
NO ONWARD CHAIN

A superb first floor, two bedroom purpose built apartment in a prime central location. The property benefits from underfloor heating throughout, is beautifully presented and finished to a high standard, there is a spacious open plan living space and one of the double bedrooms benefits from an en-suite. EPC C.



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Apartment 3 Kent Cottage Chapel Street, Hythe CT21 5BE

Communal Hallway, Entrance Hall, Open Plan Kitchen/Dining/Living Space, Two Bedrooms (one with En-Suite Shower Room), Bathroom, Utility Cupboard

DESCRIPTION

Kent Cottage occupies a prime position in a desirable central location and has been thoughtfully developed to blend seamlessly with the neighbouring period properties. This luxury development, which was completed in 2017, comprises four apartments.

This stunning first floor apartment benefits from a particularly generous open plan living space which incorporates a sleek modern kitchen with integrated appliances. There is also a separate utility cupboard with space for a washing machine and additional storage. The two double bedrooms are to the rear of the building, the principal room with an en-suite shower room and Juliet balcony enjoying pleasant rooftop views towards Hythe's pretty hillside. There is also a smart modern bathroom and the advantage of underfloor heating throughout. The building also benefits from solar panels.

SITUATION

Chapel Street is a desirable and convenient central location on level ground, moments from the seafront with its long stretches of shingle beach and between the Royal Military Canal 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.)

The accommodation comprises:

COMMUNAL HALLWAY

Entry phone system, stairs rising to 1st floor landing, door to:

ENTRANCE HALL

Timber effect flooring with underfloor heating, recessed lighting, access to deep **walk-in utility cupboard** housing Bosch washing machine, Bosch tumble dryer and hanging rail. Doors to:



OPEN PLAN KITCHEN/DINING/LIVING SPACE

Timber effect flooring throughout with underfloor heating, the kitchen area well fitted with a range of base cupboard and drawer units in a sleek contemporary finish incorporating an integrated slimline Bosch dishwasher, integrated fridge and integrated electric oven, square edged wood effect work surfaces inset with stainless steel sink and drain unit with mixer tap and four burner induction hob with coloured glass splashback and stainless steel and illuminated extractor hood, coordinating wall cupboards, full height larder cupboard, recessed lighting, double glazed sash window to side, pair of double glazed sash windows to front fitted with folding plantation style shutters, LED feature lighting.

BEDROOM

Timber effect flooring with underfloor heating, LED feature lighting, recessed lighting, pair of double glazed casement doors opening to a Juliet balcony to the rear, door to:

EN-SUITE SHOWER ROOM

Walk-in shower enclosure with monsoon shower and separate handheld attachment, wall hung wash basin with mixer tap and vanity drawers below, low level WC with concealed cistern, illuminated mirror, recessed lighting, extractor fan, heated ladder rack towel rail.

BEDROOM

Timber effect flooring with underfloor heating, recessed lighting, double glazed sash window to rear fitted with folding plantation style shutters.

BATHROOM

Well fitted with a contemporary suite comprising a panelled bath with mixer tap and handheld shower, low level WC with concealed cistern, wall hung wash basin with mixer tap, vanity drawers below and illuminated mirror above, recessed lighting, extractor fan, wall mounted heated towel rail.

LEASE DETAILS

The apartment benefits from the remainder of a new lease.

SERVICE CHARGE

We understand that an annual service charge is payable at £1,450 per annum (payable in two six monthly tranches).

GROUND RENT

To be confirmed.

NB All information to be verified between solicitors.

EPC Rating Band C

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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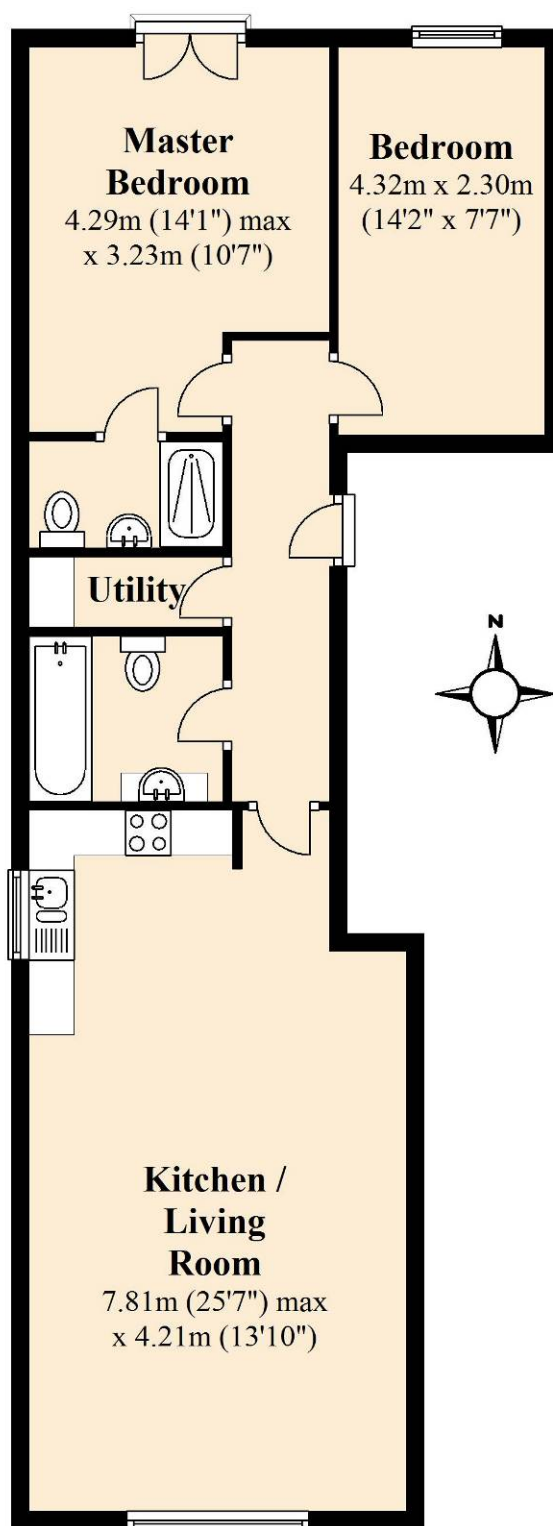






First Floor

Approx. 69.9 sq. metres (752.9 sq. feet)



Total area: approx. 69.9 sq. metres (752.9 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.