



49 High Street, Hythe, Kent CT21 5AD



**FLAT 1, 9-11 DOUGLAS AVENUE,
HYTHE**

£260,000 Leasehold

A spacious ground floor apartment within a character property, enviably situated in a prime location just off the high street and within the conservation area. The well appointed accommodation comprises a sitting room, kitchen/breakfast room, 2 bedrooms and a bathroom. Garden, allocated parking space. EPC D



Flat 1, 9-11 Douglas Avenue, Hythe CT21 5JT

Communal Entrance Hall, Entrance Vestibule, Sitting Room, Kitchen/Breakfast Room, Two Bedrooms, Bathroom, Courtyard Garden, Parking

DESCRIPTION

This well appointed ground floor apartment, which is being offered for sale with the benefit of no onward chain, offers light and airy accommodation of particularly comfortable proportions. This comprises an entrance vestibule leading to the well fitted kitchen/breakfast room with an island unit and double doors opening to the generous sitting room. The inner hallway leads to two double bedrooms and a bathroom.

The property enjoys the benefit of its own private garden providing a delightful environment for alfresco dining. From here, access can be gained to the allocated parking space which is approached from the rear of the building.

SITUATION

Douglas Avenue is within the desirable Conservation Area of the town, just off the bustling High Street, with its variety of interesting shops, boutiques, restaurants and cafes. The town is also well catered for with 4 supermarkets (including Waitrose (opposite the end of the road), Sainsburys and Aldi), dentists, doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, door to:

ENTRANCE VESTIBULE

Coved ceiling, glazed door to:

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units in a smart contemporary high gloss finish and incorporating integrated

dishwasher and electric oven, space and plumbing for washing machine, square edged stone effect worktops inset with four burner induction, hob and one and a half bowl stainless steel sink and drainer with mixer tap, tiled splash backs, coordinating wall cupboards, integrated fridge and freezer, coved ceiling, cupboard housing, Vaillant gas fired boiler, further shelved storage cupboard, window to small internal courtyard, glazed door to inner hall, radiators, pair of glazed double doors to:



SITTING ROOM

Attractive painted Adam style fireplace surround, coved ceiling, bay with double glazed windows to front, radiator.

INNER HALL

Door to internal courtyard, roof light, coved ceiling, radiator, double glazed door opening to garden to rear, doors to:

BEDROOM

Coved ceiling, double glazed window to rear, overlooking the garden, radiator.

BEDROOM

Coved ceiling, double glazed window to internal courtyard, radiator.

BATHROOM

P-ended panelled bath fitted with glazed shower screen and thermostatically controlled monsoon shower with separate handheld attachment, close coupled WC, wall hung wash basin, tiled floor, tiled walls, recessed lighting, extractor fan, heated ladder rack towel rail.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is enclosed by timber-panelled fencing and is largely paved in natural stone, providing a pleasant environment for alfresco dining and entertaining. Within the garden is a timber-framed storage shed and a gate gives access to the:

PARKING

Single parking bay with access from the rear.

LEASE DETAILS

We are advised that there is the remainder of a 189 year lease which commenced on July 1988.

SERVICE CHARGE

We are advised that the annual service charge is currently £1,000 which includes the ground rent.

All information to be verified between solicitors.

EPC Rating Band D

COUNCIL TAX

Band B approx. £1,873.76 (2025/26)
Folkestone & Hythe District Council.

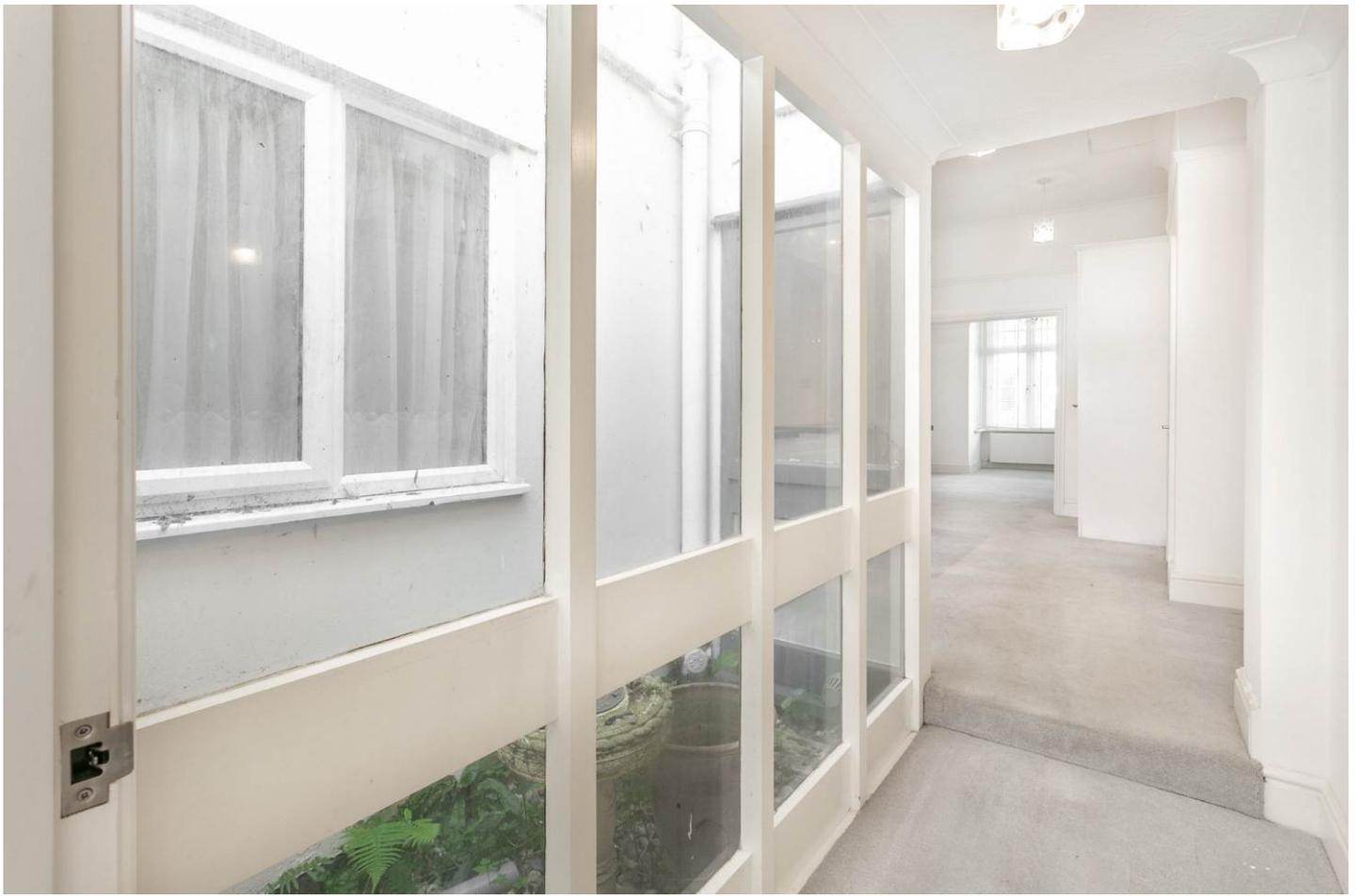
VIEWING

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



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Douglas Avenue, Hythe, CT21

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft

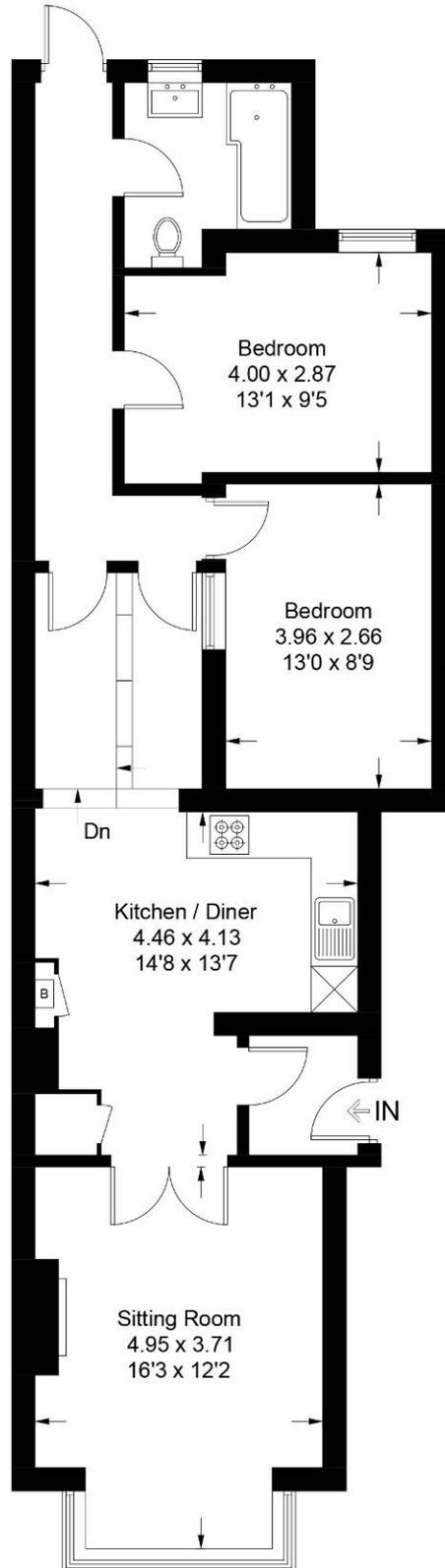


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