



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



FLAT 3 HAFOD, CHURCH ROAD HYTHE

This charming first floor flat forms part of a prestigious building which is well situated on Hythe's picturesque lower hillside and enjoys views over Hythe and of the sea. Comprising an entrance hall, open plan kitchen/dining/living space, two bedrooms and a bathroom. Pretty garden, parking & detached garage. EPC G.

**OFFERS IN EXCESS OF
£287,000 Leasehold**

To include a share of the Freehold



**Flat 3 Hafod, Church Road
Hythe
CT21 5DP**

**Communal Entrance Hall, Entrance Hall, Open Plan Kitchen/dining/living space,
Two Bedrooms, Bathroom,
Parking & Garage, Secluded Garden**

DESCRIPTION

Forming part of a prestigious period building comprising just four flats, set in well-tended grounds and moments from the High Street, this charming first floor flat offers beautifully presented, light and airy accommodation with the principal rooms facing south and enjoying views across Hythe to the sea. This includes an impressive communal entrance hall, private entrance hall, with ample storage, opening to the open plan kitchen/dining/living space, two bedrooms and a bathroom.

Outside Hafod is approached via generous driveway which encompasses a central raised flower bed and leads to a private parking space serving Flat 3 at the front of the building. The property also benefits from a detached garage. To the side of the property is an area of garden belonging to the flat and enjoying a southerly aspect.

SITUATION

Church Road is situated within the desirable Conservation Area of the town, three roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, doctors surgeries, etc. the town is also well served by four supermarkets including Waitrose and Sainsburys. The attractive, unspoilt seafront and picturesque Royal Military Canal are 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. 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:

ENTRANCE HALL

Built in storage cupboards, recessed lighting, picture rail, wall light point, doors to bathroom and bedrooms, timber panelled and glazed double doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

Set in two defined areas;

Kitchen

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, integrated electric oven, square edged woodblock work surfaces inset with square ceramic sink with mixer tap, ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards and display cabinets, integrated fridge and freezer, coordinating island, double glazed window to side, timber effect flooring, recessed lighting.

Dining/living space

Attractive timber fireplace surround with tiled insert and provision for open fire on a polished stone hearth, double glazed window to rear with views across Hythe and of the sea, double glazed window to side, picture rail, recessed lighting, electric radiators.

BEDROOM

Built in wardrobe cupboards, access to further storage cupboard, double glazed window to rear enjoying views over Hythe and of the sea, picture rail, recessed lighting, electric radiator.

BEDROOM

Double glazed window to rear enjoying views over Hythe and of the sea, picture rail, electric radiator.

BATHROOM

P ended shower bath with thermostatically controlled rainhead shower and separate handheld attachment, twin wash basins with vanity drawers below, coordinating storage cupboards, recess and plumbing for washing machine, timber effect ceramic tiled floor, localised tiling, window to front, recessed lighting, extractor fan.

OUTSIDE

To the front of the building is a generous driveway with a central raised bed planted with a variety of shrubs, herbaceous and other plants.

The flat enjoys parking to the front of the building and a:

DETACHED GARAGE

Pair of timber doors to front.

The property also benefits from its own garden which is predominantly laid to lawn with a paved seating area alongside a small ornamental pond which is naturally fed with spring water.

LEASE

The property is being sold with a share of the freehold.

SERVICE CHARGE

We are advised that the monthly service charge is circa £185 PCM.

EPC Rating G

COUNCIL TAX

Band B approx. £1873.76 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



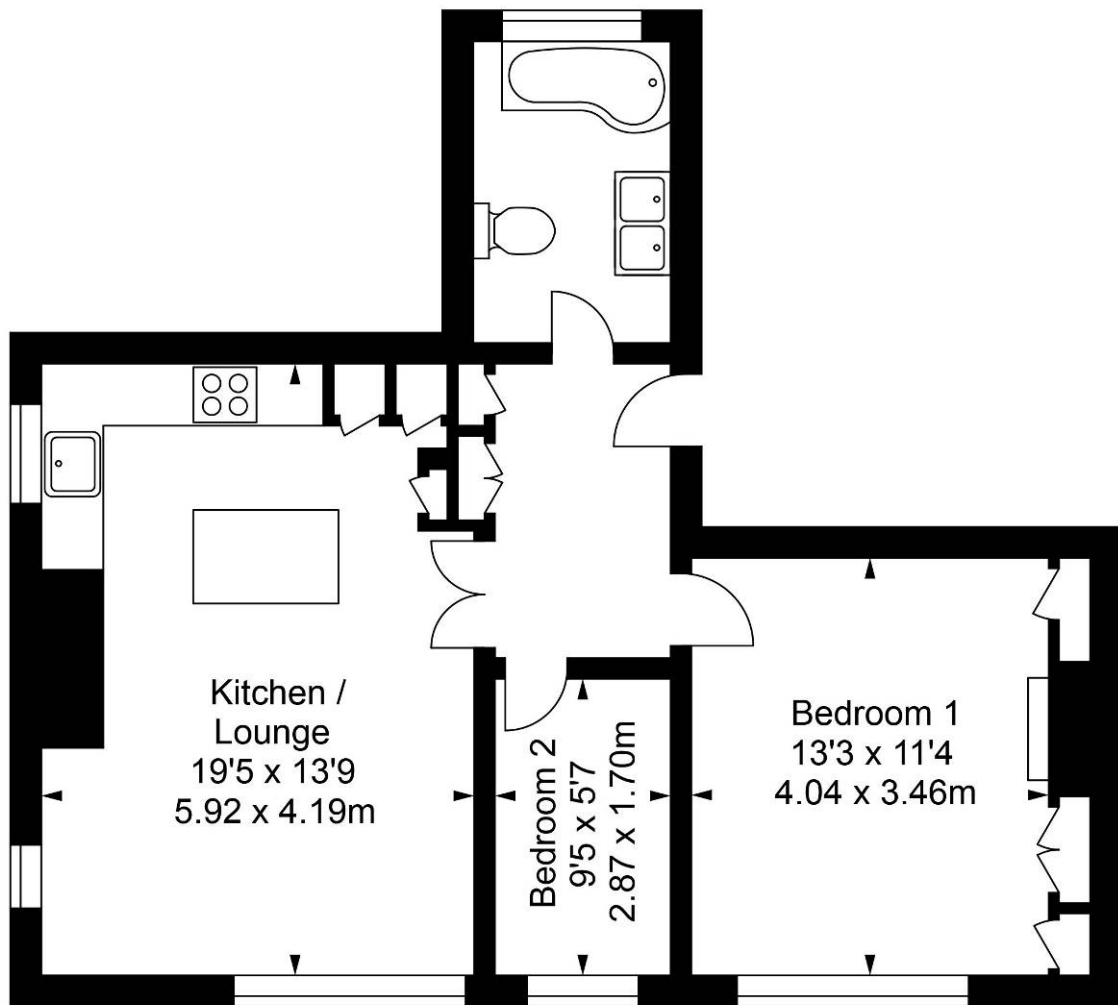




Haford, Church Road, Hythe

Approximate Gross Internal Area :-

First Floor :- 58.40 sq m / 629 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com