

49 High Street, Hythe, Kent CT21 5AD



**FLAT 1 HAFOD, CHURCH ROAD
HYTHE**

This charming ground floor flat forms part of a prestigious building which is well situated on Hythe's picturesque lower hillside within the sought after conservation area and moments from the High Street. The accommodation comprises a sitting room, fitted kitchen, 2 bedrooms & a shower room. Pretty garden, parking. EPC D.

£250,000 Leasehold

To include a share of the freehold



**Flat 1 Hafod, Church Road
Hythe
CT21 5DP**

**Communal Entrance Hall, Entrance Hall, Sitting Room, Kitchen,
Two Bedrooms, Shower Room,
Parking, 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 ground floor flat offers light and airy accommodation with the principal rooms facing south and overlooking the gardens. This includes an impressive communal entrance hall, private entrance hall opening to the cosy sitting room which has a door to the garden, galley kitchen offering ample storage and integrated appliances, two bedrooms, the principal room with built in wardrobes, the second bedroom currently used as a study, both overlooking the garden, and a shower room.

Outside Hafod is approached via a generous driveway which encompasses a central raised flower bed and leads to a private parking space serving Flat 1 at the front of the building. There is also an external storage cupboard. To the side of the property is an area of garden belonging to the flat and leading to a generous private terrace paved in natural stone and enjoying a southerly aspect, ideal for alfresco dining.

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. 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.)



The accommodation comprises:

COMMUNAL VESTIBULE

Tiled floor, glazed door to:-

COMMUNAL ENTRANCE HALL

Staircase to 1st floor, windows to front and side, door opening to:-

ENTRANCE HALL

Coved ceiling, radiator, door to shelved linen cupboard with heater, doors to:-

SITTING ROOM

Attractive polished stone fireplace surround incorporating gas fire above a stone hearth with arched displaying niches to either side, coved ceiling, double glazed window to rear overlooking the garden, double glazed door to side opening to the garden, radiator.

KITCHEN

Fitted with a range of base cupboards and drawer units incorporating integrated oven, space and plumbing for washing machine, rolled top worksurfaces inset with 1 ½ bowl sink and drainer unit with mixer tap, tiled splash backs, four burner gas hob, coordinating wall cupboards incorporating glazed display cabinets, integrated fridge and freezer, tiled floor, windows to front and side.

BEDROOM 1

Built in wardrobe cupboards concealed by sliding mirrored doors, coved ceiling, pair of double glazed windows to rear overlooking the garden, radiator.

BEDROOM 2

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

SHOWER ROOM

Well fitted with a contemporary suite, comprising walk-in shower enclosure with thermostatically controlled shower, wash basin with mixer tap and vanity cupboard below and mirrored illuminated wall cabinet above, corner close coupled WC, extractor

fan, obscured secondary glazed window to front, heated ladder rack towel rail, radiator.

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 beneath a carport at the side of the building beyond which it also owns the garden extending to the side and the terrace spanning the width of the rear of the flat which is paved in natural stone.

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 Band D

COUNCIL TAX

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

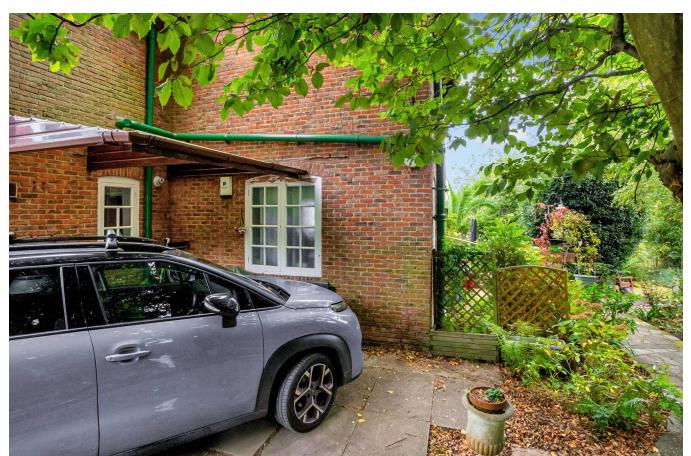
VIEWING

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

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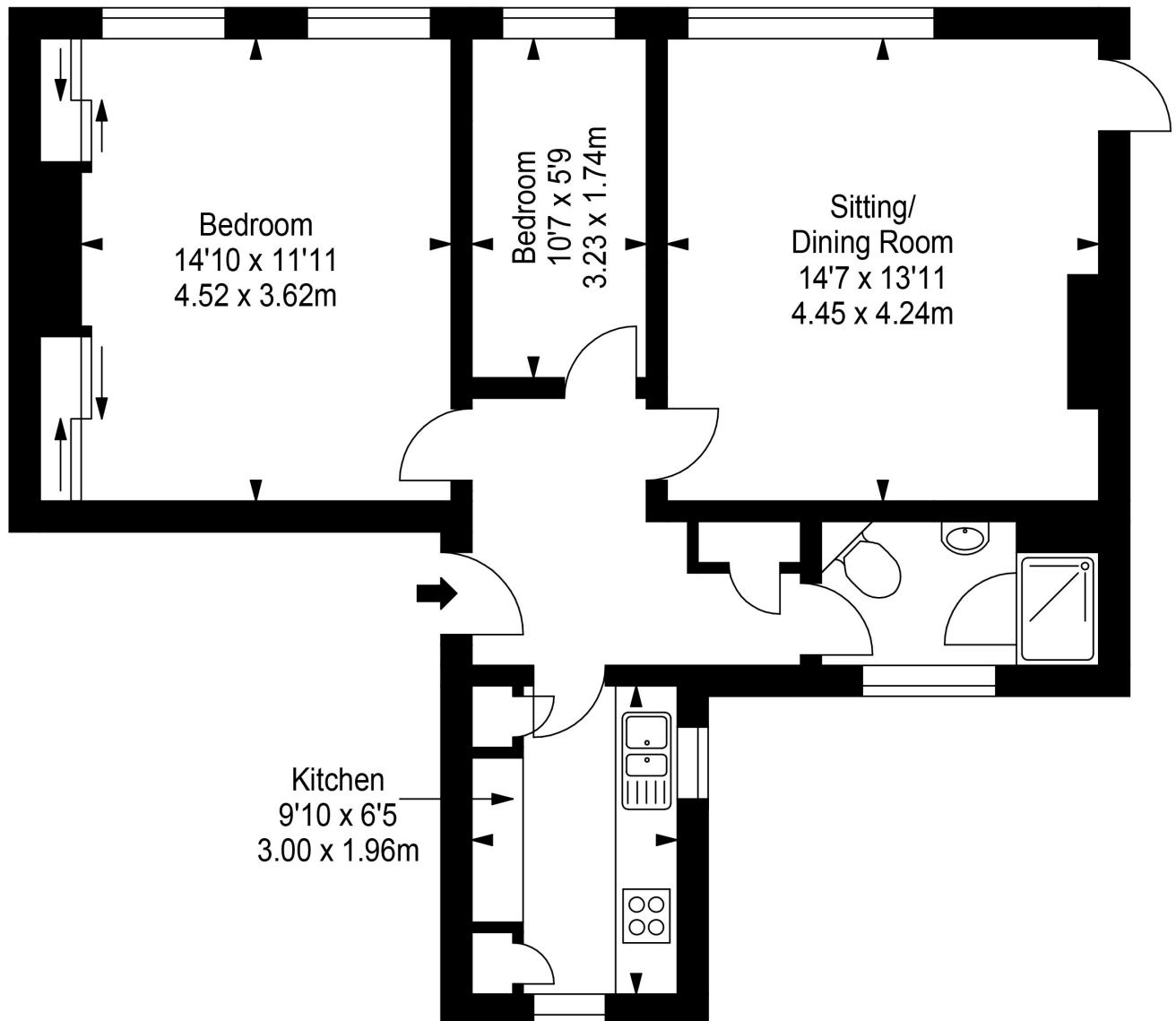


Haford, Church Road, Hythe

Approximate Gross Internal Area :-

Ground Floor :- 62.52 sq m / 673 sq ft

Total :- 62.52 sq m / 673 sq ft



Ground Floor

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