



Victoria Road

Hythe CT21 6EA

- One Double Bedroom
- Purpose Built Apartment
- Level Walking Distance To Beach & Amenities
- Ground Floor
- Allocated Off Road Parking
- No Onward Chain

Asking Price £189,995 Leasehold





Mapps Estates are pleased to bring to the market this purpose-built one bedroom ground floor flat situated within a short walk of the beach and within level walking distance of Hythe town centre. The well-proportioned accommodation comprises living/dining room opening to a fitted kitchen, a double bedroom and bathroom. The property also benefits from an allocated parking space to the rear and use of the communal gardens and patio area. An early viewing comes highly recommended.

Located within easy walking distance of Hythe's seafront and the town centre itself. Here you will find an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and public library; the town also boasts Sainsbury's, Aldi and Waitrose stores. Sandling main line railway station, the M20 motorway, Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Reception Hall

With private entrance door, wood effect vinyl flooring, fitted doormat, heating thermostat, fuse box, coved ceiling, radiator.

Living/Dining Room 15'1 x 9'11

With two front aspect wood effect UPVC double glazed windows, coved ceiling, wood effect vinyl flooring, two wall light points, radiator, archway to-

Kitchen 9'8 x 6'2

With range of matching store cupboards and drawers, roll top work surfaces with tiled splashbacks and strip light over, inset stainless steel sink/drainer with mixer tap over, inset four ring gas hob with extractor over and electric oven under, space and plumbing for washing machine, space for undercounter fridge, coved ceiling, wood effect vinyl flooring, radiator.

Bedroom 13'4 (14'11 max into wardrobe) x 9'

With two rear aspect wood effect UPVC double glazed windows looking onto communal garden space and parking area, fitted wardrobes to one wall with hanging rail and shelving, wall-mounted Worcester Bosch gas-fired combination boiler, coved ceiling, radiator.

Bathroom 6'9 x 5'2

With panelled bath with mixer tap, wall-mounted shower attachment and shower screen over, pedestal wash hand basin with mixer tap over, WC, heated towel rail, part-tiled walls, wood effect vinyl flooring.

Outside:

The flat enjoys use of communal gardens and patio area as well as one allocated parking space; visitors' parking space is also available.

Lease:

We have been advised there is the remainder of a 199 year lease from 1988.

Service Charge and Ground Rent:

We have been advised the service charge and ground rent is £1212.50 per annum.





Ground Floor
 Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 40.8 sq. metres (439.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.