



High Street

Hythe CT21 5AD

- Ground Floor Apartment
- Contemporary Design
- Open Plan Living Space
- Modern Fitted Kitchen/Diner
- Modern Fitted Bathroom
- Convenient High Street Location
- Private Courtyard To Rear
- Living Room With Vaulted Ceiling
- Two Double Bedrooms
- No Onward Chain

Asking Price £200,000 Leasehold





Mapps Estates are delighted to bring to the market this contemporary two bedroom ground floor apartment conveniently located on Hythe's high street. The accommodation comprises a spacious open plan living area, with a modern fitted kitchen/diner and separate living room area with a feature vaulted ceiling, two double bedrooms and a bathroom. The property also enjoys its own courtyard to the rear. Being sold with no onward chain, an early viewing comes highly recommended.

Located conveniently on Hythe high street, with an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library within easy reach. The town also boasts Sainsbury's, Aldi and Waitrose stores. The delightful Royal Military Canal, beach and seafront promenade are also within level walking distance. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys and girls are available in nearby Folkestone. 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 fifteen minutes away by car and offering regular fast services to London, St. Pancras in just over fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Communal Entrance Hall

Accessed directly from high street via security key pad, communal entrance hall with lift to upper floors and private entrance to ground floor apartment.

Private Entrance Hall

With solid wood entrance door opening to entrance hallway with radiator and recessed downlighters, wood effect laminate flooring, opening through to open plan living space.

Open Plan Living Space 22'2 x 20'11 (max points)

With wood effect laminate flooring throughout, comprising a modern fitted kitchen with stone worktops and splashbacks with concealed lighting over, recessed stainless steel one and a half bowl sink with mixer tap over and integral drainer to worktop, range of white gloss finish store cupboards and drawers, breakfast bar, integrated dishwasher, washing machine and fridge/freezer, four ring ceramic electric hob with extractor over, fitted high level double electric oven, recessed downlighters, space for dining table, opening through to Living Room area with feature vaulted ceiling, four wall lights, rear aspect UPVC double glazed window and sliding door to private courtyard with further windows over.

Bathroom 6'6 x 5'4

With sliding pocket door, modern fitted suite comprising panelled bath with mixer tap, wall-mounted shower attachment and shower screen over, WC with concealed cistern and shelf over, wash hand basin with mixer tap over and store cabinet under, fitted mirror with inset lighting and motion sensor, extractor fan, recessed downlighters, chrome effect heated towel rail, fully tiled walls and floor.

Inner Lobby

With sliding pocket doors to both bedrooms, recessed store cupboard, recessed downlighter.

Bedroom 15'8 x 9'4

With sliding pocket door, UPVC double glazed window, UPVC double glazed French doors to rear courtyard, store cupboard housing wall-mounted Ideal gas-fired combination boiler, recessed downlighters, radiator.

Bedroom 12'11 x 7'8 (max points)

Irregular in shape, with sliding pocket door, UPVC double glazed window to side, recessed downlighters, radiator.

Outside:

To the rear is a private courtyard area laid to bonded resin. There is a gate opening to a side alleyway, with steps leading up to a bin store area and access to Bartholomew Street to the rear.

Lease:

The property will be sold with a new 999 year lease on completion.


Service Charge & Ground Rent:

Service Charge: £829.33 per annum
Ground Rent: Peppercorn



Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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 	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.