



Stade Street

Hythe CT21 6DY

- Ground Floor Apartment
- Modern Fitted Kitchen/Diner
 - Separate Utility
- Private Courtyard Garden
- Two Double Bedrooms
- Spacious Living Room With Bay Window
- Shower Room With Underfloor Heating
- Private Parking Space

Guide Price £230,000 Leasehold - Share of Freehold





GUIDE PRICE £230,00 - £250,000

Mapps Estates are delighted to bring to the market this well-presented ground floor two bedroom apartment in Sutherland House, a period building which was formerly a hotel, located a short stroll from the beach and within level walking distance of the high street. The well-proportioned accommodation comprises a spacious living room with a large bay window, a modern kitchen/diner also with a bay window, two double bedrooms both with fitted wardrobes, a modern shower room with underfloor heating, and a separate utility. The flat is one of the few in the building to have its own private entrance, as well as a courtyard garden and a private parking space. An early viewing comes highly recommended.

Located just off Hythe's seafront and within walking distance of the beach and promenade. The town centre is also within level walking distance and you will cross over Hythe's historic Royal Military Canal along the way. There is an excellent array of independent shops, together with Waitrose and Sainsbury's stores, and an Aldi close by. Doctors' surgeries, dentists, public library and St Leonard's Church are also all located centrally. If required, the M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately 15 minutes by car), giving access to London St Pancras in approximately 50 minutes.

Reception Hall

With UPVC frosted double glazed entrance door, fitted doormat, fitted high level shelving, underfloor heating control panel for shower room, built-in shelved store cupboard with consumer unit, glazed panel door to kitchen/diner.

Living Room 15'5 x 12'8

With front aspect UPVC double glazed windows to bay, feature fireplace with exposed brickwork, tiled hearth and oak beam mantel, bespoke fitted bookshelves with low level store cupboards under with sliding doors, coved ceiling, radiator.

Kitchen/Diner 15'7 x 10'9 (max points)

With front aspect UPVC double glazed windows to bay and bespoke fitted shutters, built-in window seat/store cupboard, space for dining table, modern fitted kitchen with a range of matching store cupboards and drawers, square edge worktops with matching upstands, tiled splashbacks and concealed lighting over, inset one and a half bowl stainless steel sink/drainer with mixer tap over, inset four ring induction hob with extractor over, fitted high level electric oven with microwave over, space for fridge/freezer, wall-mounted Glow Worm gas-fired combination boiler (installed 2023), tile effect vinyl flooring, radiator.

Bedroom 11'3 x 9'1

With two rear aspect UPVC double glazed windows looking onto private courtyard, fitted floor to ceiling triple wardrobe with fitted shelving, hanging rails and sliding doors, radiator.

Bedroom 12'7 x 8'7

With rear aspect UPVC double glazed window looking onto private courtyard, fitted floor to ceiling triple wardrobe with fitted shelving, hanging rails and sliding doors, radiator.

Shower Room 7' x 5'7

With large walk-in shower cubicle with sliding screen

and Aqualisa electric shower, wall-hung wash hand basin with mixer tap over and white gloss finish drawers under, WC, chrome effect electric heated towel rail, wall-mounted fan heater, tiled floor with underfloor heating, fully tiled walls, extractor fan, wall-mounted bathroom cabinet with mirrored doors and vanity light over.

Utility

With space and plumbing for washing machine and fitted worktop over for tumble dryer, extractor fan, vinyl flooring, fitted shelves, radiator.

Outside:

The property enjoys a private courtyard garden, laid to paving. A gate opens directly to the private parking space and a bespoke fitted shed ideal for bicycle storage, etc.

Lease:

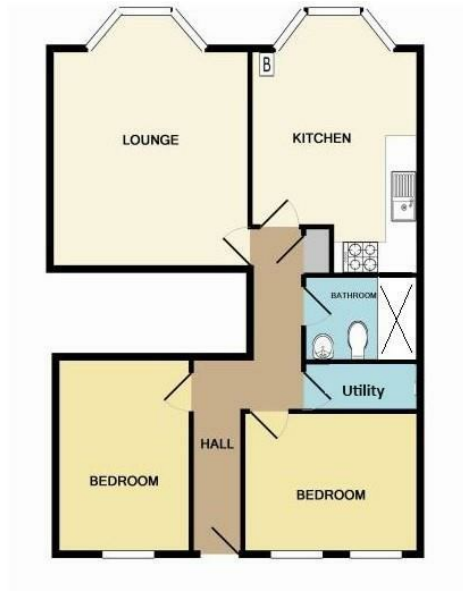
We have been advised there are 975 years remaining on the lease.

Service Charge & Ground Rent

We have been advised the service charge is set at £125 per month - Total £1500.00 per annum. There is no ground rent due to being share of freehold.



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



TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		62	
(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.