



14 Hume Court South Road Hythe Kent CT21 6AD
Guide £330,000

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14 Hume Court

South Road Hythe CT21 6AD

Two bedroom apartment with garage, close to Hythe's seafront.

Situation

Situated in a prime location just back from the seafront, with its long stretches of shingle beaches and on a level approach to the Royal Military canal. The nearby bustling high street enjoys a variety of independent shops and boutiques and has a growing cafe culture. There are a selection of sports and leisure facilities nearby, including tennis and squash as well as Hythe's sailing club.

The area is fortunate in having particularly good commuting services with rail links to London St Pancras in under an hour on HS1 via nearby Folkestone West and Central stations. Access to the M20 motorway nearby provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

The Property

Hume Court is a charming, purpose-built block located close to the sea, surrounded by beautiful recreational grounds and gardens. This ground floor apartment, accessed via outside steps and a communal hallway, has been beautifully updated by the current owner.

The entrance hall leads to a light and airy sitting room with a cosy dining area. The modern kitchen, featuring a range of integrated appliances, enjoys a dual aspect. The apartment includes two spacious double bedrooms and a modern bathroom suite with a separate cloakroom.

This well-maintained property is a perfect blend of comfort and style and features gas central heating and double glazing.

Outside

There is an integral stairwell to a large storage area and to the rear is a spacious garage.

Services

We understand all main services are available.

The Lease expires in 2160.

Maintenance - £175 per month

Ground rent - £150 per annum

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Leasehold

Current Council Tax Band: C

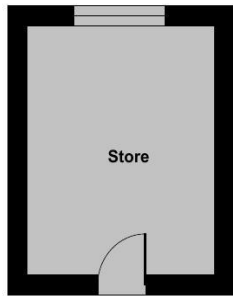
EPC Rating: C

Agents Note

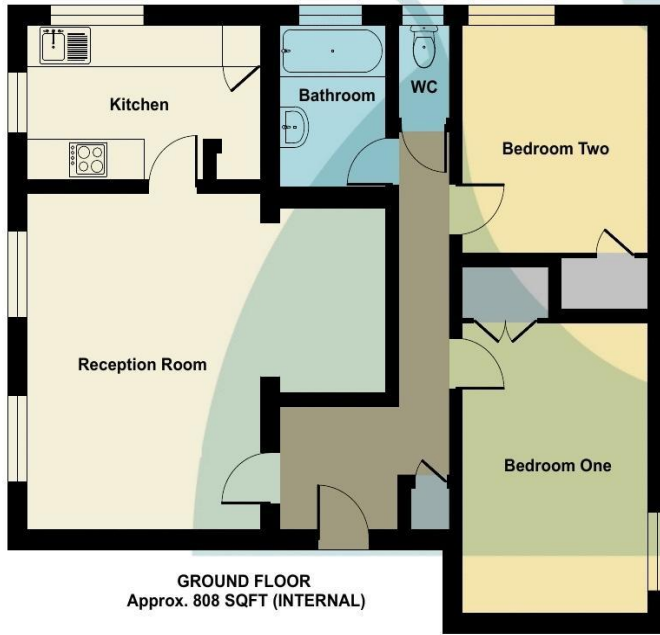
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



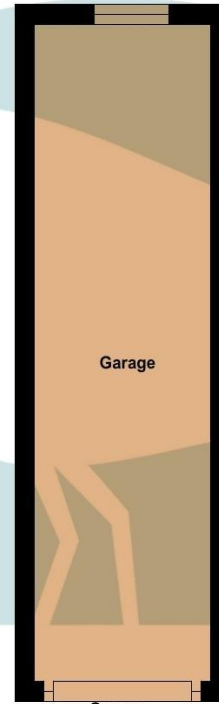
To view this property call Colebrook Sturrock on **01303 260666**



OUTBUILDING
Approx. 115 SQFT (INTERNAL)



GROUND FLOOR
Approx. 808 SQFT (INTERNAL)



Garage
Approx. 285 SQFT (INTERNAL)

Total Approximate Area = 808 sq ft / 75 sq m
 Outbuilding = 115 sq ft / 10.6 sq m
 Garage = 285 sq ft / 26.4 sq m
 Total = 1208 sq ft / 112 sq m

For identification only - Not to scale

Reception Room
17'10 x 16'2 (5.44 x 4.94)
Kitchen
11'11 x 7'5 (3.63 x 2.27)
Garage
31'8 x 9' (9.65 x 2.74)
Store
12' x 9'7 (3.66 x 2.92)
Bedroom One
16'3 x 9'5 (4.95 x 2.87)
Bedroom Two
11' x 9'5 (3.35 x 2.88)

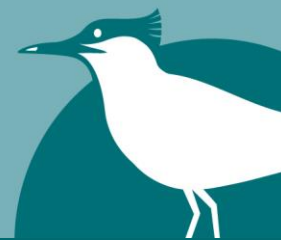
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1151665



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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