



Flat 7 Little Redbrooks London Road Hythe Kent CT21 4JH  
Guide £325,000

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# Flat 7 Little Redbrooks

London Road Hythe CT21 4JH

A spacious ground floor apartment with secure entrance into an exclusive gated development. Chain free.

## Situation

The apartment enjoys a private setting, discreetly positioned away from London Road and accessed via a secure gated entrance.

Situated in a highly sought after location on the outskirts of Hythe with its charming town centre featuring an array of independent shops, restaurants, and three supermarkets. The historic Royal Military Canal and the picturesque, unspoiled seafront are also easily accessible.

Commuting options are excellent, with High Speed rail links to London St Pancras available from Folkestone West, and Folkestone Central. Additionally, the nearby M20 motorway offers connections to the rest of Kent, while Eurotunnel in Cheriton provides convenient access to France and the Continent.

## The Property

A spacious ground floor apartment located at the rear of the development, offering enhanced privacy and picturesque views of a wooded setting.

There are gently sloping pathways from the front of the development leading to the communal entrance and through to this modern ground floor apartment. The communal entrance hall is bright and well maintained, featuring lift access to the upper floors and residents' post boxes and is equipped with a security intercom system connected to the apartment.

Upon entering the apartment, the entrance hall includes a cupboard housing the electric consumer unit, a coat hanging area and an additional storage cupboard. The open plan kitchen, dining and living area is a light and airy space overlooking the

communal garden. This room provides access to a spacious double glazed conservatory which opens onto a private patio. The kitchen is fitted with a range of white units and roll edge work tops, complemented by a 1½ bowl sink and a breakfast bar. Integrated appliances include a five ring electric hob, oven, extractor hood, built in dishwasher, washer/dryer, fridge and freezer.

The apartment has two bedrooms, with the master bedroom positioned at the rear of the building for added privacy. The master features full wall length wardrobes and storage cupboards, a built in dressing table and a chest of drawers. It also benefits from an en-suite shower room, which includes a double width shower cubicle, low level WC, and pedestal wash hand basin, with tiled wall surrounds. The second bathroom is fitted with a modern white suite, including a panelled bath with a shower attachment, a pedestal wash hand basin, and a low-level WC. A cupboard within the bathroom houses the gas boiler.

## Outside

The apartment is nestled within beautifully landscaped and well maintained communal gardens. It benefits from remote controlled gated access to the communal parking area, offering both security and convenience.

There is a small private patio leading out from the conservatory and gently sloped pathways around the building leading to the front of the development.

The property includes one allocated parking space, with the added advantage of five visitor parking spaces. A communal bin store facility is also available for residents' use.

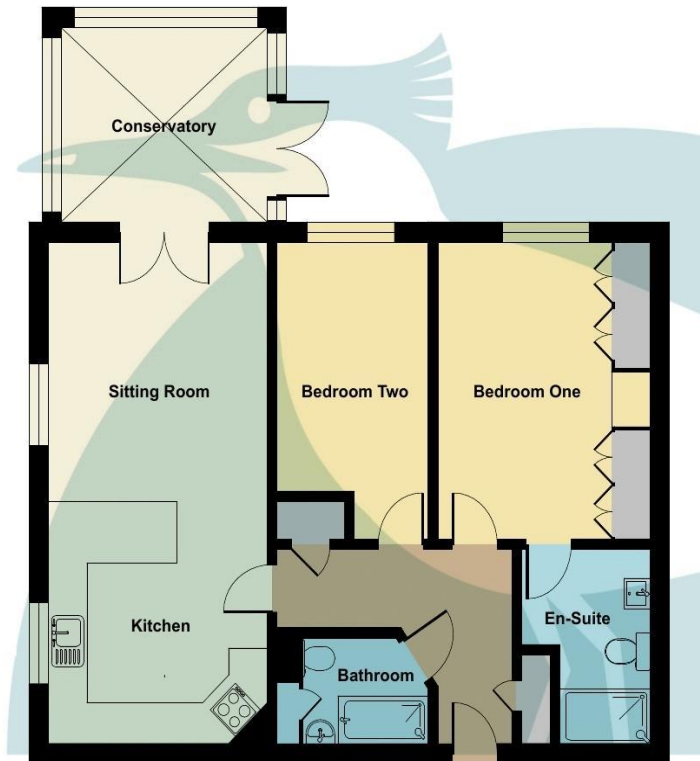




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Total Approximate Area = 875 sq ft / 81.2 sq m

For identification only - Not to scale



GROUND FLOOR  
Approx. 875 SQFT (INTERNAL)

**Kitchen / Sitting Room**  
24'6 x 11'5 (7.47 x 3.48)

**Conservatory**  
10'8 x 9'7 (3.25 x 2.92)

**Bedroom One**  
14'6 x 11' (4.42 x 3.35)

**Bedroom Two**  
14'6 x 7'9 (4.42 x 2.36)

**Bathroom**  
8'11 x 5'4 (2.72 x 1.63)

**En-Suite**  
9'7 x 6'8 (2.92 x 2.03)

## Services

We understand all main services are connected.

Lease: 999 years from 2006

Maintenance: £1,883 per annum

## Local Authority

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

## Tenure

Share of Freehold

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.

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchem 2025.  
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The Green, Saltwood, Hythe, Kent, CT21 4PS

t: 01303 260666

saltwood@colebrooksturrock.com



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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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