



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**APARTMENT 6, COLLETON PARK
101 NORTH ROAD, HYTHE**

**£235,000 Leasehold
To Include A Share In The Freehold**

A well presented top floor apartment in a highly regarded development. Comprising a generous open plan kitchen/dining/living space, two double bedrooms (the principal with en-suite bathroom) and a shower room. Delightful communal gardens & allocated parking. EPC C.



Apartment 6
Colleton Park, 110 North Road,
Hythe
CT21 4AS

Entrance Hall, Open Plan Kitchen/Dining/Living Space,
Principal Bedroom with En-Suite Bathroom,
Double Bedroom, Shower Room,
Communal Gardens, Allocated parking

DESCRIPTION

A well-presented two bedroom top floor apartment in an exclusive and highly regarded development by Kingston Homes, situated on Hythe hillside and set in beautifully landscaped communal gardens. The well-appointed accommodation comprises an entrance hall, a generous open plan living space comprising sitting and dining areas, and a modern fitted kitchen with integrated appliances, a spacious principal bedroom with a Juliet balcony and en-suite bathroom, a second double bedroom with built-in wardrobe and a shower room. The property benefits from an allocated parking space; visitors' parking is also available. Being sold with the added advantage of no onward chain.

SITUATION

Located on Hythe hillside and within walking distance of the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys & Aldi), doctors surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses and the Hotel Imperial Leisure Centre, cricket, squash and bowls clubs etc. Schools are also excellent with Hythe Bay C of E Primary, Saltwood C of E Primary, St Augustines Catholic Primary & Brockhill Park Performing Arts College all being accessible.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 3 miles away and the ferry port of Dover is 12 miles away. (All distances are approximate.)

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



The accommodation comprises:

The main entrance to the building is via an enclosed hallway where there are individual post boxes for each property and a panelled and glazed door opens to a central courtyard with an attractive metalwork sculpture in the centre. A door with entry phone system opens to the:

COMMUNAL HALLWAY

Lift and stairs providing access to the second floor.

ENTRANCE HALL

Built-in storage cupboard with plumbing for washing machine, built-in storage cupboard housing pressurised hot water cylinder, coved ceiling, access to loft space, electric heater, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space incorporating a well-fitted kitchen equipped with a range of base cupboard and drawer units incorporating integrated dishwasher and integrated double oven/grill, square-edged granite work surfaces inset with four burner electric hob, 1 ½ bowl stainless steel sink with grooved drainer to side and mixer tap, coordinating upstands, range of coordinating wall cupboards incorporating integrated microwave, wine rack and stainless steel and illuminated extractor hood above the hob, coved ceiling, pair of wall light points, recessed lighting, double glazed window overlooking the central courtyard, dormer with double glazed window to front, electric heaters.

BEDROOM

Access to eaves storage cupboards, built-in wardrobe cupboard concealed by sliding mirrored doors, coved ceiling, arched double glazed window with Juliet balcony to front,

double glazed Velux roof light to side, electric heater, door to:

EN-SUITE BATHROOM

Twin ended bath set within a tiled surround with water spout, walk-in tiled shower enclosure fitted with thermostatically controlled monsoon shower, wall-hung WC with concealed cistern, wall-hung washbasin with mixer tap, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, double glazed Velux roof light to side, wall-mounted electric heater, heated ladder rack towel rail.

BEDROOM

Built in wardrobe cupboard concealed by sliding mirrored doors, coved ceiling, double glazed window overlooking internal courtyard, electric heater.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled monsoon shower, wall hung wash basin with mixer tap, wall hung WC with concealed cistern, tiled floor, tiled walls, shaver point, recess lighting, extractor fan, coved ceiling, heated ladder rack towel rail.

OUTSIDE

Colleton Park is approached via a pair of electronically operated gates set between a pair of brick built piers with a personal gate to the side. The driveway opens up to a generous parking and turning area to the front of the building where Apartment 6 benefits from an allocated parking space and the use of visitors' parking spaces.

The sides and rear of the property feature meticulously maintained communal gardens, with a spacious south-facing lawned area surrounded by mature borders and trees, ensuring excellent privacy. Additionally, there is a charming garden pond that adds to the appeal.





LEASE

125 year lease from 2007. We have been informed that a share of the freehold is to be included.

SERVICE CHARGE

£3850.00 per annum.

EPC Rating C.

COUNCIL TAX

Band D approx. £2,409.11 (2025/26)
Folkestone & Hythe District Council.


VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



Colleton Park, Hythe, CT21

Approximate Gross Internal Area = 88.0 sq m / 947 sq ft

 = Reduced headroom below 1.5m / 5'0

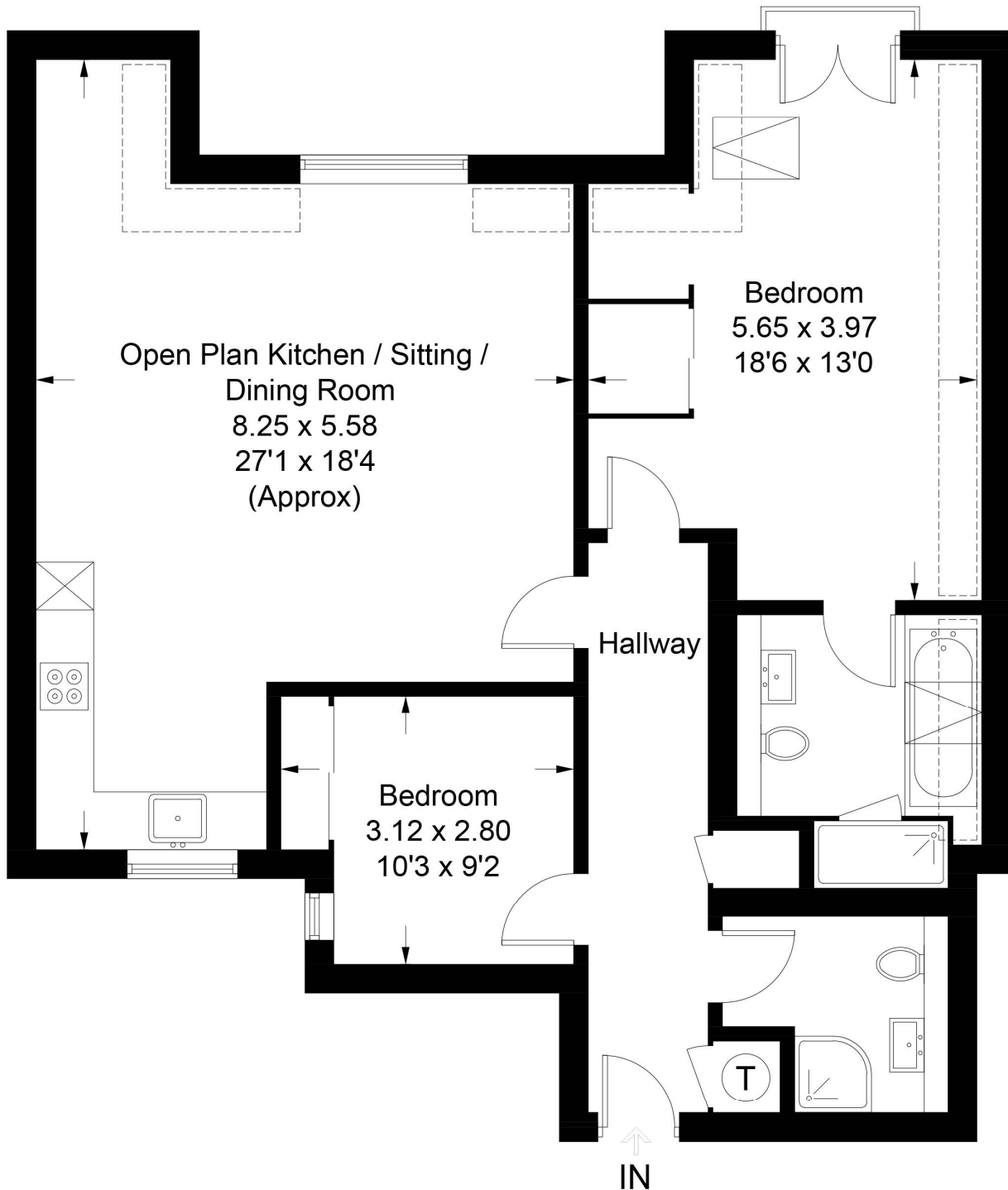


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1241458)