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# Newmans Close, Hythe

## Offers In Excess Of £250,000



This well-presented two-bedroom apartment offers bright, contemporary accommodation set within a modern and attractive residential development. The property is thoughtfully laid out and finished in neutral tones throughout, creating a light and welcoming living environment.

At the heart of the home is a spacious open-plan living, dining and kitchen area, featuring wood-effect flooring and ample space for both relaxation and entertaining. The fitted kitchen is arranged in a practical L-shape and includes a range of cream units, wooden worktops, tiled splashbacks and integrated appliances, complemented by a breakfast bar for casual dining. French doors allow natural light to flood the living space and provide a pleasant outlook.

The principal bedroom benefits from excellent proportions, while the second bedroom is well suited for guests, a home office or additional storage. A modern shower room completes the accommodation, fitted with a white suite including a WC, pedestal basin and a walk-in shower, with neutral tiling throughout.

The apartment also benefits from a welcoming entrance hallway, providing access to all rooms and additional storage options. In addition the property offers a car port providing allocated parking and storage cupboard with power and light.

This appealing home would suit first-time buyers, investors or those seeking a low-maintenance property in a modern development, offering comfortable living in a well-kept setting.

Hythe is a charming and historic coastal town on the Kent coast, renowned for its relaxed atmosphere, rich heritage and attractive surroundings. Nestled between the sea and the rolling countryside of the Kent Downs Area of Outstanding Natural Beauty, Hythe offers an appealing blend of traditional seaside living and modern convenience.

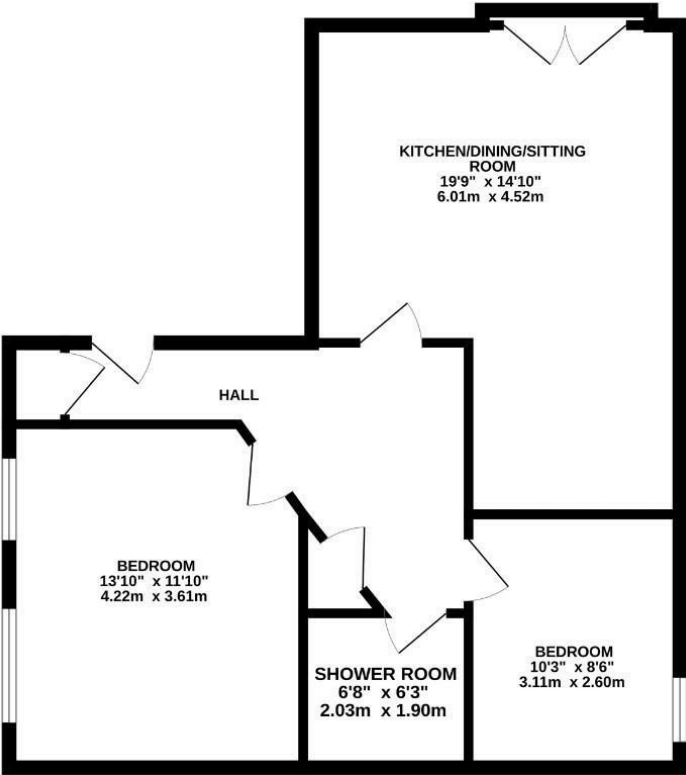
The town centre features a range of independent shops, cafés and restaurants, along with essential amenities and a vibrant weekly market. Hythe's picturesque seafront, Royal Military Canal and nearby beaches provide excellent opportunities for walking, cycling and outdoor leisure, while the historic High Street and Grade I listed St Leonard's Church add to the town's character.

Well connected yet peaceful, Hythe benefits from easy access to Folkestone, the Channel Tunnel and high-speed rail services to London via nearby stations. Popular with families, professionals and retirees alike, Hythe offers a strong sense of community and an enviable coastal lifestyle in one of Kent's most desirable locations.

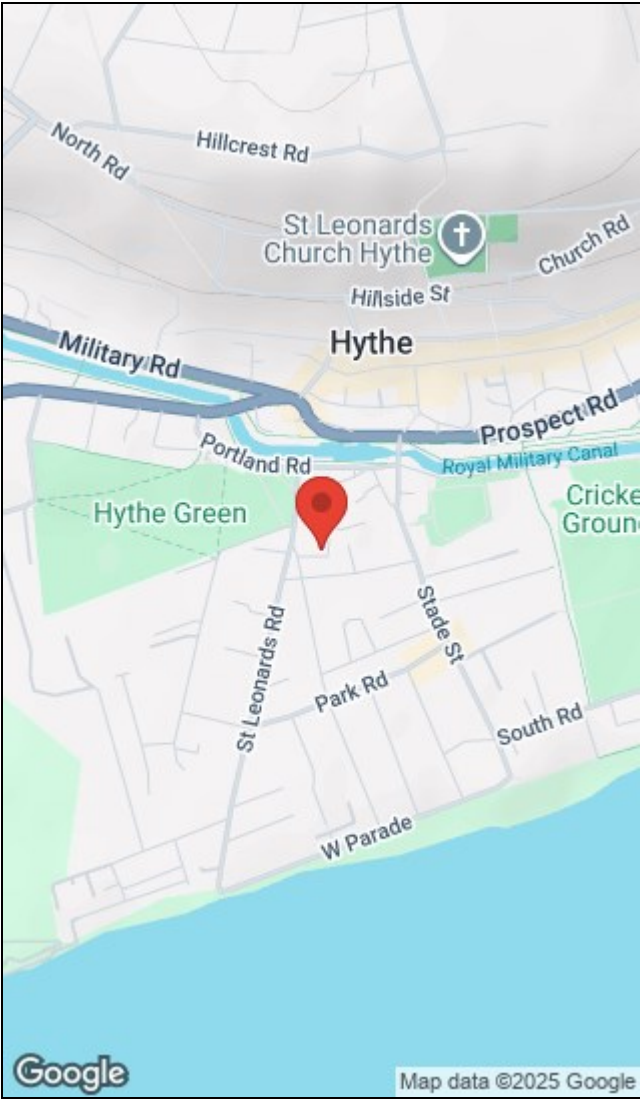
- NO ONWARD CHAIN
- TWO BEDROOM FIRST FLOOR FLAT
- OPEN PLAN RECEPTION ROOM
  - MODERN KITCHEN
- COMMUNAL ENTRANCE HALL WITH LIFT
  - MODERN SHOWER ROOM
- CARPORT PROVIDING ALLOCATED PARKING
- LEVEL WALKING DISTANCE TO TOWN AND BEACH
  - DOUBLE GLAZING
- GAS CENTRAL HEATING WITH NEW BOILER INSTALLED 2 YEARS AGO



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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