



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



7 THE PADDOCKS, PROSPECT ROAD, HYTHE

£425,000 Leasehold

To include a share of the Freehold

A stunning first floor apartment in a desirable location from where it enjoys views over The Royal Military Canal. Comprising an entrance hall, kitchen/dining/living space, south facing balcony, two double bedrooms (one en-suite), shower room & utility. Allocated parking space. EPC B.



7 The Paddocks Prospect Road Hythe CT21 5FH

**Entrance Hall, Open Plan Kitchen/Dining/Living Space, Balcony, Utility Room,
Two Double Bedrooms (Principal with Walk-In Wardrobe & En-Suite)
Allocated Parking Space, Useful Store Cupboard**

DESCRIPTION

Situated in a highly desirable position overlooking the picturesque Royal Military Canal and just moments from Hythe's bustling High Street. Designed by renowned architect Guy Hollaway and built by Douglas Estates in 2019, a highly respected local developer. The Paddocks have been finished to an exacting standard throughout, featuring underfloor heating, air conditioning and Karndean flooring to the living areas and hallways, carpeting to the bedrooms, and stylish contemporary bathrooms. Acoustic glazing provides enhanced comfort and tranquillity, while integrated blinds offer both privacy and convenience, complementing the clean, modern aesthetic.

This apartment is situated on the first floor and benefits from a lift. The well-proportioned accommodation comprises an entrance hall, a generous open plan kitchen/dining/living space opening on to the south facing balcony which enjoys views towards the Royal Military Canal. The kitchen area is well fitted with a comprehensive range of units and integrated appliances in a sleek, modern design. There are two double bedrooms, the principal benefiting from an en-suite shower room and walk-in wardrobe, a further shower room and a useful utility room. The property enjoys an allocated parking space, EV charger and a substantial, lockable storage unit which is allocated to the apartment.

SITUATION

Situated in an enviable location adjacent to the Royal Military Canal and just off Hythe's High Street with its range of interesting shops, boutiques, restaurants and cafes, doctors' surgeries, etc. the town is also well served by four supermarkets including Waitrose and Sainsburys. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre.

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 just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, lift and stairs rising to first floor, door to:

ENTRANCE HALL

Double glazed, full height, windows to rear (fitted with integral blinds) and enjoying views towards Hythe s hillside and St Leonards Church, recessed lighting, Karndean flooring, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

With Karndean flooring throughout.

KITCHEN/DINING AREA

Well fitted with a range of base cupboard and drawer units incorporating Siemens dishwasher, Siemens double oven, integrated fridge and freezer, Corian worksurface with moulded 1 ½ bowl sink with grooved drainer to side and mixer tap, Siemens induction hob with extractor hood above, glass splashbacks, co-ordinating wall cupboards, full height double glazed window (fitted with integral blinds) enjoying views over the Royal Military Canal, recessed lighting.

LIVING SPACE

Double glazed sliding doors (fitted with integral blinds) giving access to the Balcony and enjoying views of the Royal Military Canal, air-conditioning unit.

BALCONY

Well enclosed by glazed balustrade and enjoying views of the Royal Military Canal

BEDROOM

Double glazed windows to rear (fitted with integral blinds) and enjoying views towards Hythe s hillside and St Leonards Church, recessed lighting, door to walk-in wardrobe, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled rainhead shower and separate

handheld attachment, wall hung WC, wall hung bidet, wash basin with mixer tap and vanity cupboards below, shaver point, tiled floor, tiled walls, heated ladder rack towel rail, recessed lighting, extractor fan.

BEDROOM

Built-in wardrobe concealed by sliding doors, double glazed windows to rear (fitted with integral blinds) and enjoying views towards Hythe s hillside and St Leonards Church, recessed lighting.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, wall hung wash basin with mixer tap, wall hung WC, tiled walls, tiled floor, recessed lighting, extractor fan, heated ladder rack towel rail, door to:

UTILITY ROOM

Wall mounted Valiant gas boiler, hot water cylinder, space for and plumbing for washing machine, double glazed window to rear doors (fitted with integral blinds).

OUTSIDE

The property benefits from an allocated undercroft parking space with EV charger. There is also a substantial, lockable storage unit which is allocated to the apartment.

LEASE To be confirmed

The apartment is to be sold with benefit of a 1 10th share in the Freehold.

SERVICE CHARGE £2603.00 per annum (paid in 2 six monthly instalmanets)

EPC Rating B

COUNCIL TAX

Band D approx. £2506.74 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

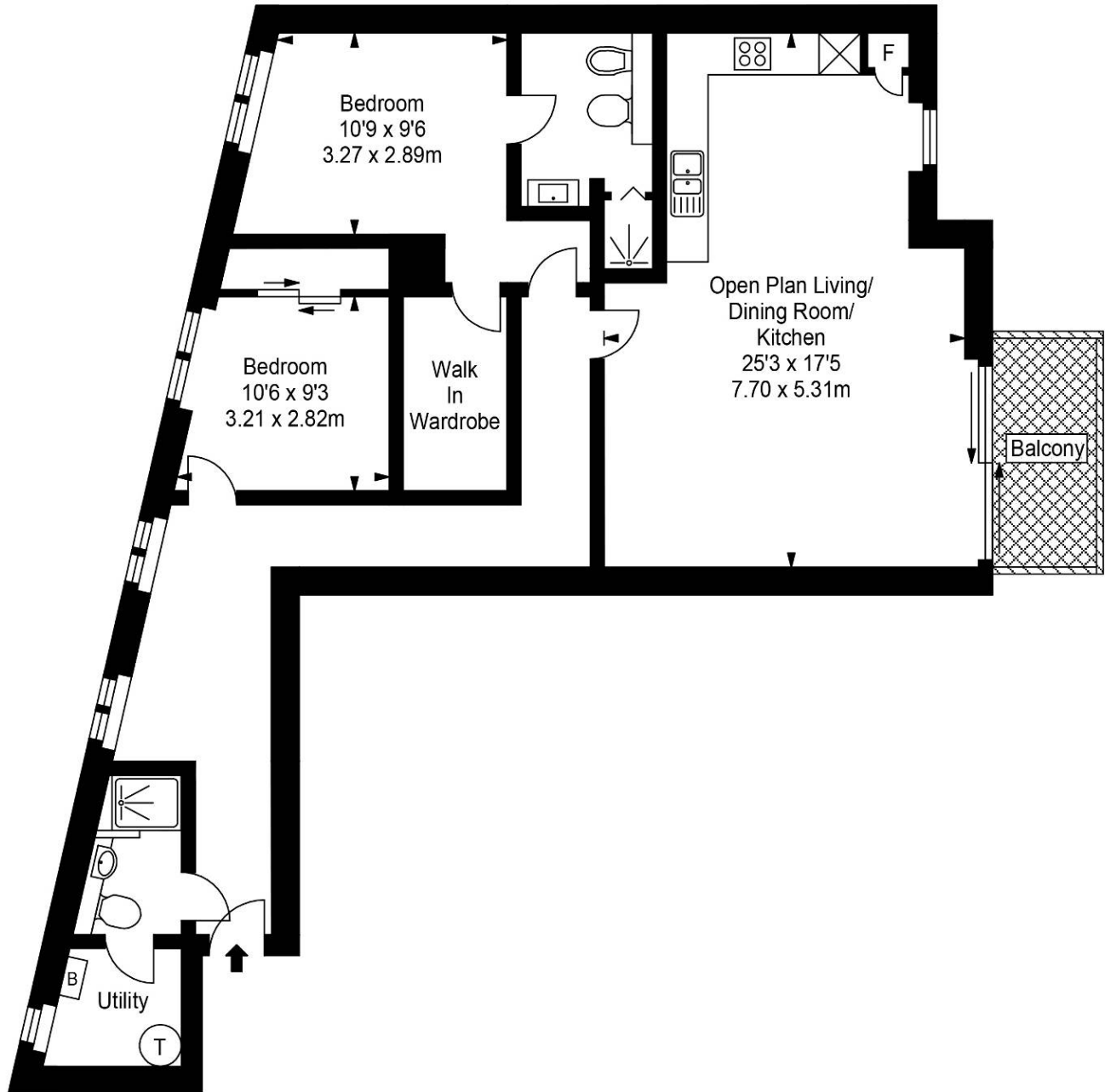






The Paddocks, Prospect Road, Hythe

Approximate Gross Internal Area :-
First Floor :- 96.99 sq m / 1044 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com