



HUNTERS[®]

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Orchard Valley Hythe, CT21 4EA

Offers In The Region Of £240,000



In the sought-after setting of Orchard Valley, Hythe, this attractive two-bedroom first floor apartment combines comfortable living with everyday convenience. Perfectly suited to first-time buyers, professionals, downsizers or investors, the property offers well-balanced accommodation within a peaceful residential environment.

At the heart of the home is a bright and generously sized reception room, providing an inviting space for both relaxing evenings and social gatherings. The two bedrooms are well-proportioned and versatile, easily accommodating a main bedroom alongside a guest room or home office. A neatly presented bathroom complements the layout, designed with practicality and comfort in mind.

The apartment has been thoughtfully arranged to make the most of the available space, creating a light and welcoming feel throughout, the current owners have spared no expense developing this lovely flat.

Orchard Valley is particularly popular for its attractive surroundings and friendly community atmosphere. Residents benefit from close proximity to local shops, green open spaces and convenient transport links, allowing easy access to Hythe town centre and surrounding areas.

Offering a balance of tranquillity and accessibility, this property presents an excellent opportunity for buyers seeking a well-located home in a pleasant neighbourhood.

Services - Mains water, gas, electricity and
sewerage
Heating - Gas Heating
Broadband - Average Broadband Speed 18mb
to 80mb
Mobile Phone coverage - Poor - Good
Flood Risk - Medium

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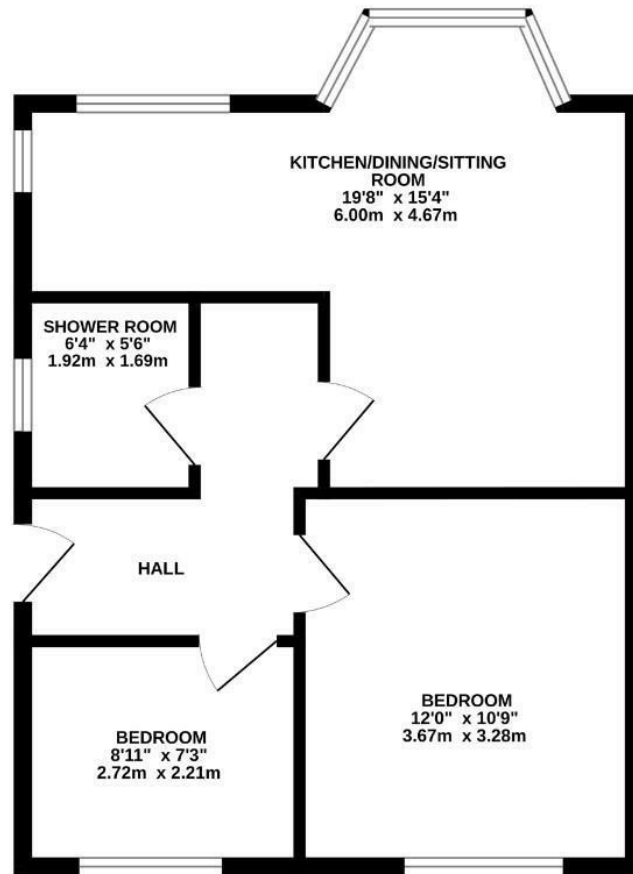


- NO CHAIN
- PRIME LOCATION
- 2 BEDROOMS
- 1 MODERN BATHROOM
- CLOSE TO HYTHE AMENITIES
- EASY ACCESS TO TRANSPORT
- VIEWING HIGHLY RECOMMENDED

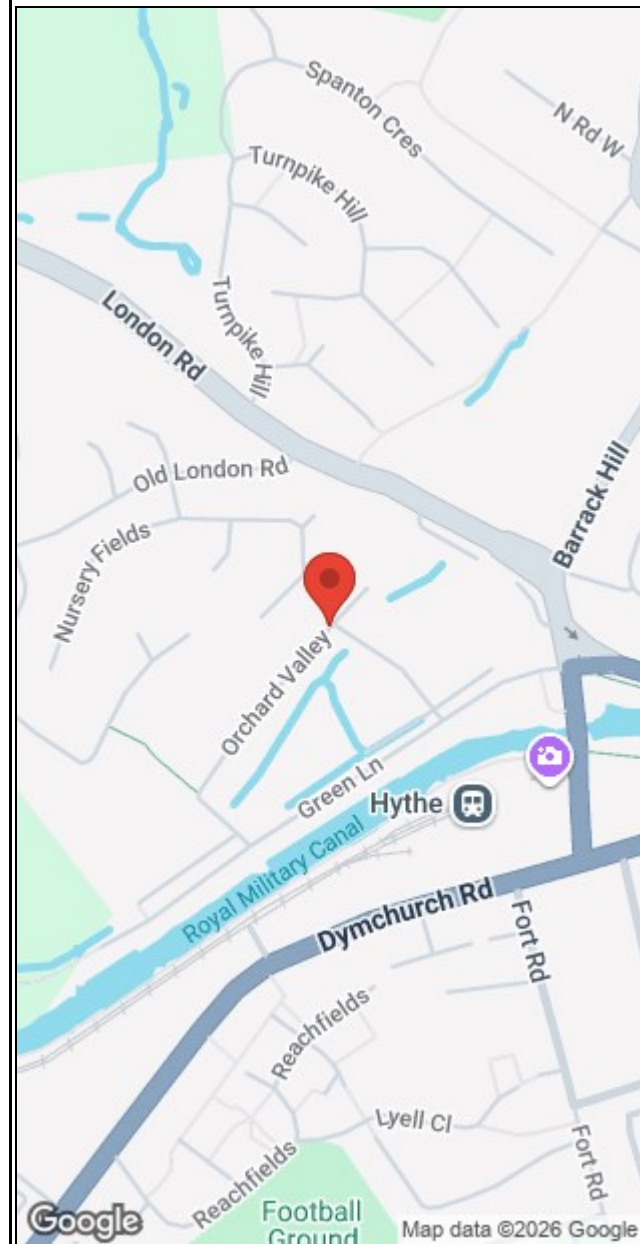




1ST FLOOR



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	75
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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