



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**8 PRINCE OF WALES RESIDENTIAL PARK,
BURMARSH ROAD, HYTHE**

**£89,500
Freehold/Leasehold**

A detached park home situated on this popular and established residential park approximately 1.5 miles to the west of Hythe. The accommodation is of particularly comfortable proportions and includes a sitting room, fitted kitchen, two bedrooms and a shower room. Wrap around garden, parking.



4 Prince of Wales Residential Park

Burmarsh Road, Hythe

CT21 6NB

Entrance Hall, Sitting/Dining Room, Kitchen, Two Bedrooms, Shower Room, Wrap Around Gardens, Parking And Visitor Parking

Situation

The Prince of Wales Residential Park is accessed from Burmarsh Road, is moments from the Royal Military Canal and is approximately 1.5 miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC and obscured double glazed door, built-in storage cupboard and linen cupboard, doors to:

OPEN PLAN KITCHEN/DINING/LIVING ROOM

A generous open plan space. The living area with dado rail, coved ceiling, decorative fireplace surround with electric fire over a marble hearth, double glazed windows to side and rear, radiators, open plan to kitchen/dining area with range of base cupboard and drawer units incorporating integrated electric oven, space and plumbing for washing machine, roll top work surfaces, inset with one and a half bowl stainless steel sink and drainer with mixer tap and four burner gas hob, tiled splashbacks, coordinating wall cupboards, further cupboard housing gas-fired boiler, full-height

shelved larder cupboard, double-glazed window to rear, double glazed sliding patio doors to front.

BEDROOM

Fitted wardrobe, cupboards, coved ceiling, double glazed window to front, radiator.

BEDROOM

Fitted wardrobe cupboards, coved ceiling, access to loft space, double glazed window to rear, radiator.

SHOWER ROOM

Tiled shower enclosure with Myra shower, low-level WC, pedestal wash basin with tiled splashback, coved ceiling, extractor fan, obscured double glazed window to front, radiator.

OUTSIDE

There are gardens surrounding the property which are laid largely to lawn with a free standing storage shed

PARKING

Residents and visitors parking available.

SERVICE CHARGE

We understand that the annual service charge is circa £3520 per annum to include the pitch fee, water supply, electricity and sewage.

NB We are advised that this development is suitable for those who are strictly over 50 years of age. Upon any resale the sellers are required to pay 10% of the sale price to Amberley Parks Ltd.

COUNCIL TAX

Band A approx. £1671.16 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



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Prince of Wales Park, Hythe

Approximate Gross Internal Area :-
Total :- 53.32 sq m / 574 sq ft

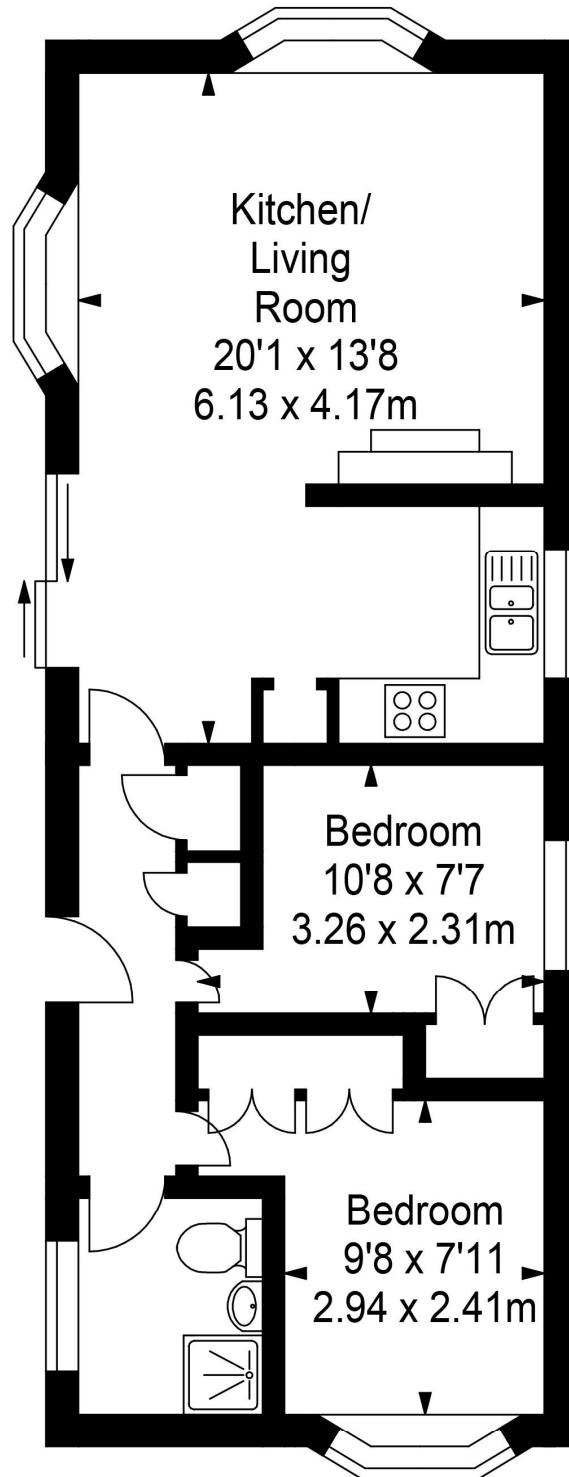


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com



49 High Street, Hythe, Kent CT21 5AD
Tel: 01303 266022
www.lawrenceandco.co.uk
findahome@lawrenceandco.co.uk