



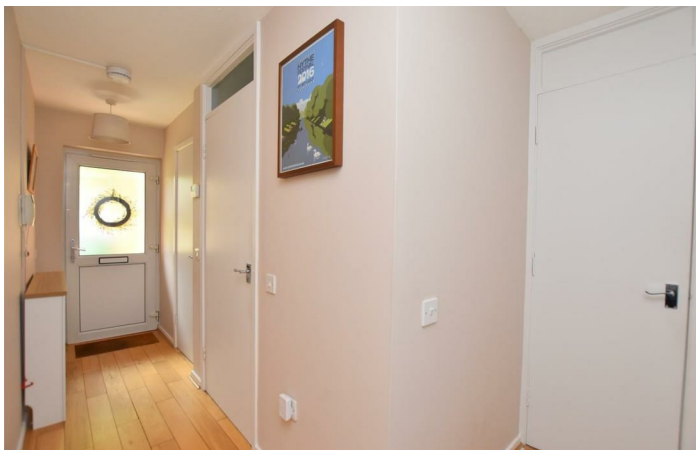
Whitegates Close

Hythe CT21 6BB

- Ground Floor Retirement Flat
- Over 55s Only Development
 - Fitted Kitchen
- Recently Installed Gas Boiler
- Communal Gardens & Parking
- Two Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Shower Room
- Wood Flooring To Most Rooms
- No Onward Chain

Asking Price £135,000 Leasehold For 70 % Share





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Mapps Estates are pleased to bring to the market this well presented two bedroom ground floor retirement flat conveniently located within level walking distance of the high street and seafront. The well-proportioned accommodation comprises an entrance hall, a spacious lounge/diner, a fitted kitchen, a modern fitted shower room, and two bedrooms, with all windows having pleasant views onto the communal gardens. The property also benefits from a recently installed gas-fired boiler for central heating, and is bring sold with no onward chain. An early viewing comes highly recommended.

Located conveniently in central Hythe and within easy level waling distance of Hythe Green, the seafront, The Royal Military Canal, and the town centre itself. Here you will find an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's, Aldi and Waitrose stores. The beach and seafront promenade are also within walking distance. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys and girls are available in nearby Folkestone. Sandling main line railway station, the M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately fifteen minutes away by car and offering regular fast services to London, St. Pancras in just over fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Private Front Entrance

Recessed front entrance porch with store cupboard to side housing gas meter, quarry tiled flooring, UPVC frosted double glazed front door opening to entrance hall.

Entrance Hall

With wood flooring and fitted doormat, understairs cloaks cupboard with fitted shelves and consumer unit, cupboard housing recently installed Baxi gas-fired combination boiler and fitted shelves, Careline emergency intercom and pull cord, heating control panel, radiator.

Lounge/Diner 14'1 x 11'6

With front aspect UPVC double glazed window looking onto communal garden, wood flooring, coved ceiling, emergency pull cord, radiator.

Kitchen 9'3 x 6'7

With rear aspect UPVC double glazed window looking onto communal garden, range of matching fitted store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks, inset resin one and a half bowl sink/drainers with mixer tap over, four ring gas hob with pull-out extractor over and electric oven under, space for fridge/freezer, space and plumbing for washing machine, emergency pull cord, tiled floor, radiator.

Bedroom 12'8 x 11'6 (max)

With rear aspect UPVC double glazed window looking onto communal garden, wood flooring, emergency pull cord, radiator.

Bedroom 9'4 x 6'

With rear aspect UPVC double glazed window looking onto communal garden, wood flooring, emergency pull cord, radiator.

Shower Room 6'7 x 5'6

With large walk-in shower cubicle with electric

shower, wash hand basin with mixer tap over and store cabinet under, WC, chrome effect heated towel rail, extractor fan, fully tiled walls and floor, emergency pull cord.

Outside:

The property enjoys access to well-tended communal gardens. There are limited non-allocated car park spaces for residents available on a first come/first served basis.

Lease:

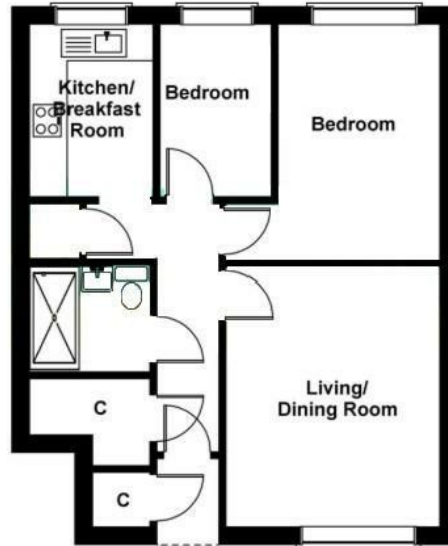
We have been advised there is the remainder of a 125 year lease which commenced in 1985.

Service Charge & Ground Rent:

We have been advised that the service charge for 2026/2027 is set at £388.81 per month; this includes ground rent.



Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating C



PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Mapps Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.