LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN

21 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 comfortable proportions, is attractively presented and includes a sitting room, fitted kitchen, one bedroom and a shower room. Wrap around garden, parking.

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4 Prince of Wales Residential Park
Burmarsh Road
Hythe
CT21 6NB

Entrance Vestibule/Utility Room, Sitting Room, Kitchen, Bedroom, 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 VESTIBULE/UTILITY ROOM
Entered via a UPVC and obscured double glazed door, access to built-in cupboard, coved ceiling, doors to shower room and bedroom, door to:

KITCHEN
Well fitted with a range of base cupboard and drawer units incorporating integrated electric oven, recess and plumbing for washing machine, worksurfaces inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating wall cupboards (one housing the wall mounted Alpha gas boiler), recess for fridge freezer, coved ceiling, double glazed windows to front and rear, radiator, open through to:

SITTING ROOM
Double glazed bay windows to front and side, UPVC door to rear, attractive painted fireplace surround, coved ceiling.

BEDROOM
Built in wardrobe cupboards, double glazed window to front, coved ceiling, radiator.

SHOWER ROOM
Twin size shower enclosure with thermostatically controlled shower, low-level WC, wash basin with vanity cupboard below, parts tiled walls, coved ceiling, access to loft space, extractor fan, obscure double glazed window to rear, radiator.

OUTSIDE
Wraparound garden laid extensively to lawn and incorporates a shed.

PARKING
Residents and visitors parking available.

SERVICE CHARGE
We understand that the ground rent is £289.04 per month and every quarter a charge for utilities, to include water supply, electricity and sewage (as consumed).

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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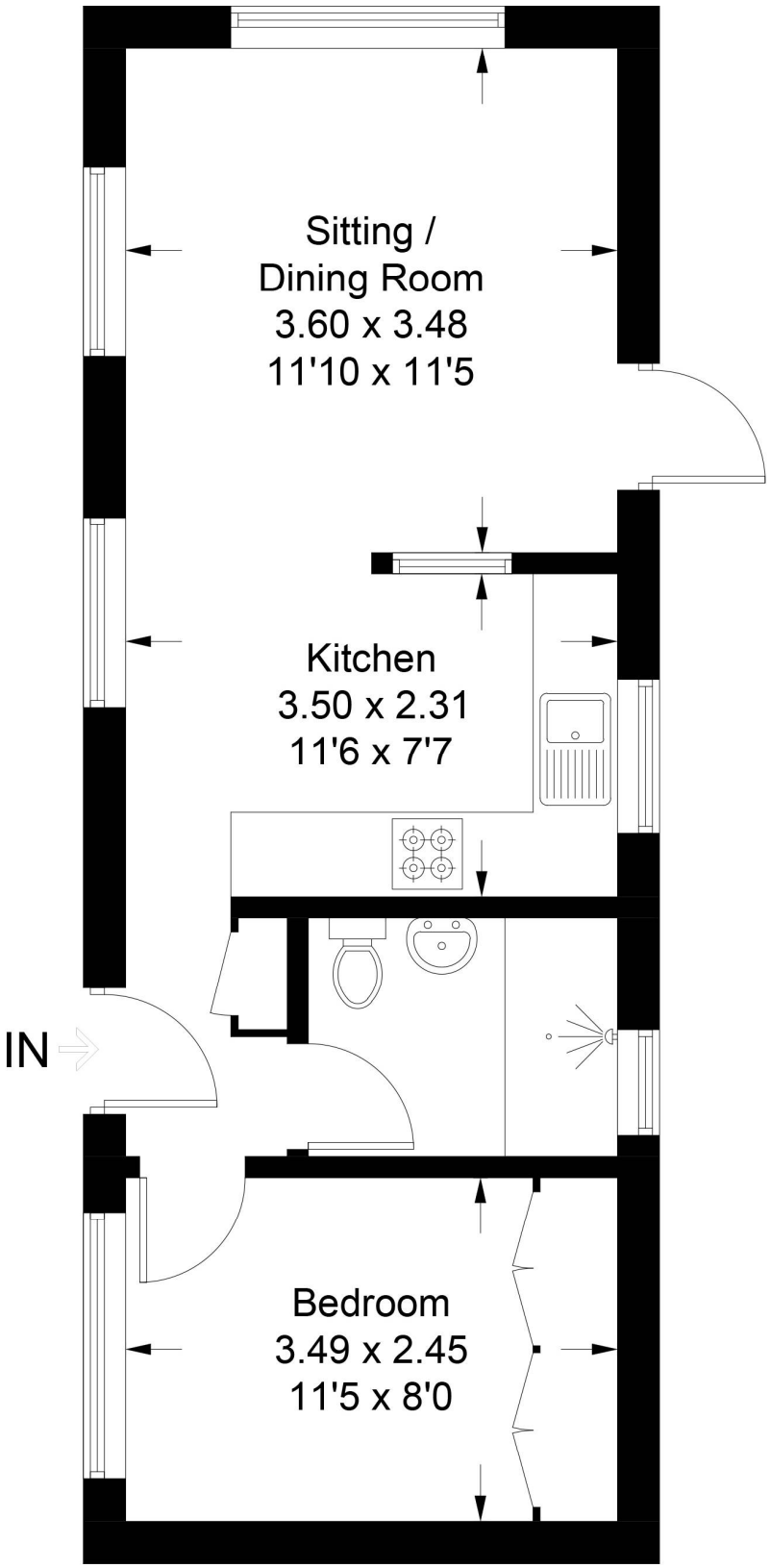
Prince of Wales Residential Park, Hythe, CT21

Approximate Gross Internal Area = 37.0 sq m / 398 sq ft



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