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# Orchard Valley Hythe, CT21 4EA

## Asking Price £250,000

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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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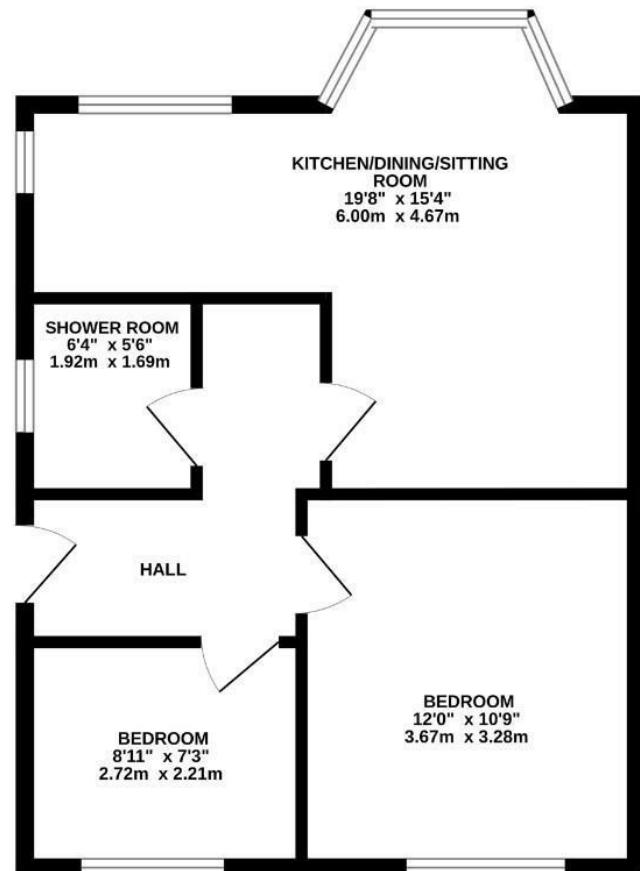


- NO CHAIN
- PRIME LOCATION
- 2 BEDROOMS
- 1 MODERN BATHROOM
- CLOSE TO HYTHE AMENITIES
- EASY ACCESS TO TRANSPORT
- VIEWING HIGHLY RECOMMENDED





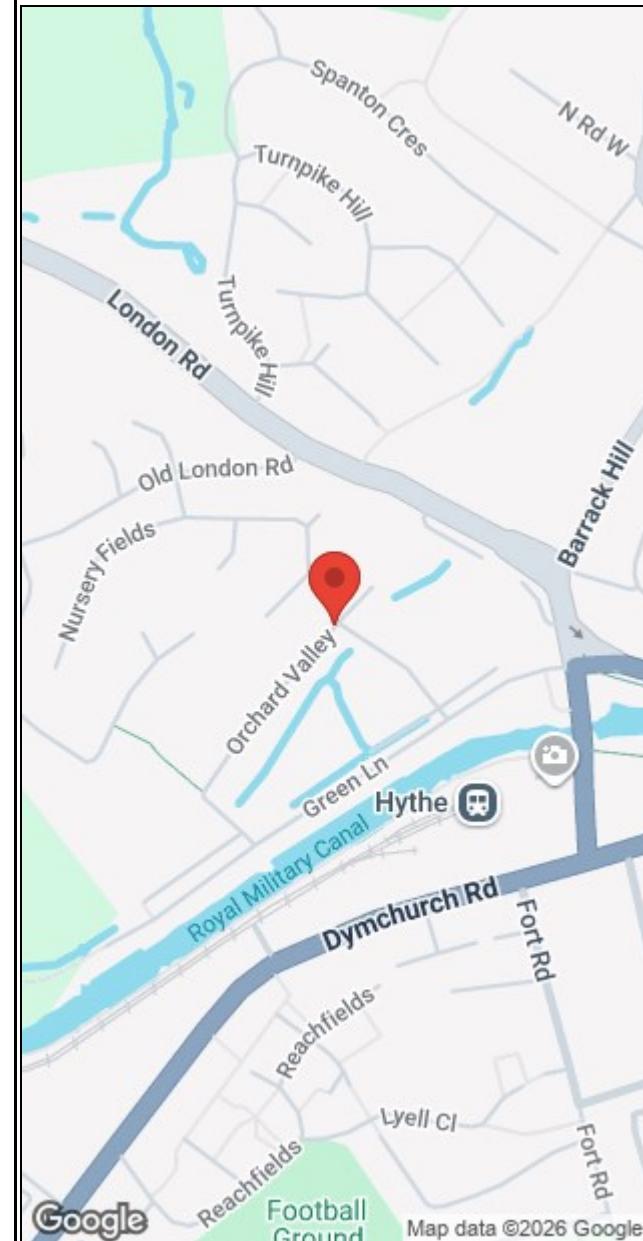
## 1ST FLOOR



Whilst every effort 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Google

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