

# LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



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

**£110,000  
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.



**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 Roughts 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 TBC per month and every quarter a charge for utilities of TBC to include 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.**



Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.







# Prince of Wales Residential Park, Hythe, CT21

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

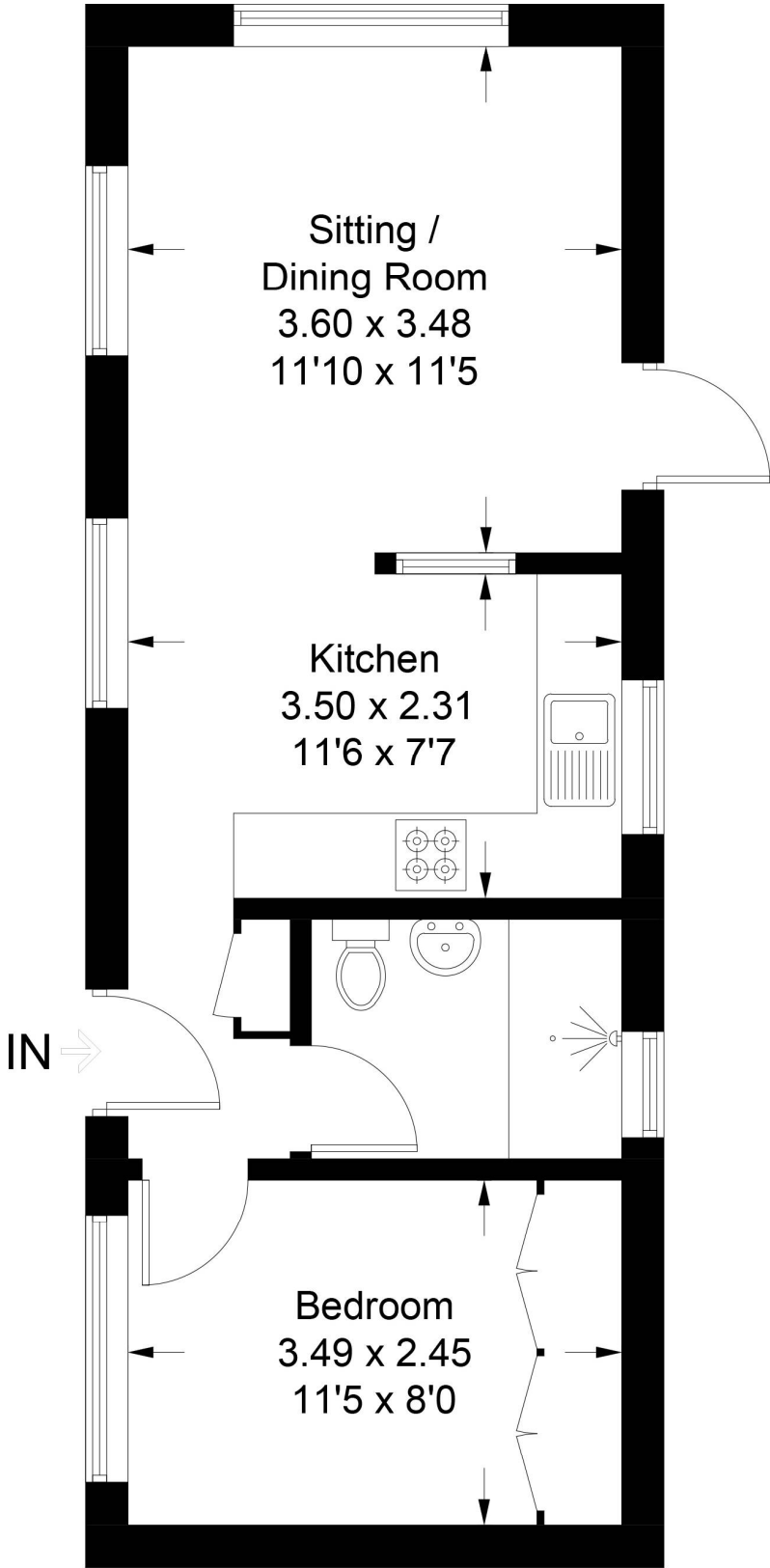


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297678)



49 High Street, Hythe, Kent CT21 5AD  
Tel: 01303 266022  
[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)  
[findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)