



49 High Street, Hythe, Kent CT21 5AD



12 WORTHINGTON LODGE EAST STREET, HYTHE

**£185,000 Leasehold
NO ONWARD CHAIN**

Worthington Lodge is an exclusive development of esteemed retirement apartments. This well presented first floor apartment comprises a spacious sitting/dining room, a well-equipped kitchen, double bedroom, bathroom & ample storage. Residents also have access to a lounge, laundry facilities, a guest suite, and parking. EPC B.



12 Worthington Lodge

East Street

Hythe

CT21 5NG

**Entrance Hall, Sitting Room, Kitchen
Bedroom, Bathroom**

DESCRIPTION

Worthington Lodge is a purpose built development comprising one and two bedroom retirement apartments constructed by Churchill Retirement Living circa 2008. The development carries a strong reputation and has the benefit of a Lodge Manager who can be contacted from a personal call point/pendant and a variety of call points throughout the building and in the event of a problem arising out of hours there is the support of the 24hr Apello response system. The building is age restricted to those aged 60 or above.

The light and airy apartment offers impeccably presented accommodation with an entrance hall incorporating ample storage, generous sitting/dining room, well fitted kitchen, one double bedroom and a bathroom.

Residents at Worthington Lodge also benefit from the use of a laundry room, a very attractive residents lounge, guest suite and residents parking area.

SITUATION

East Street is situated within in a prime central location, on level ground, on a bus route and just a short walk from the Royal Military Canal, Waitrose and the vibrant High Street with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets, doctors surgeries, dentists etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

A generous space with access to deep recessed storage cupboard housing hot water cylinder, dado rail, coved ceiling, doors to:

SITTING/DINING ROOM

Two double glazed windows to side, double glazed window to front, electric heater, glazed door to:

KITCHEN

Well fitted with a range of base cupboard and drawer units, work surface inset with stainless steel sink and drainer unit and 4-burner Halogen hob, tiled splashbacks, coordinating wall cupboards incorporating extractor hood above the hob, integrated eye-level oven, coved ceiling, double glazed window to side, space for freestanding fridge freezer.

BEDROOM

Fitted wardrobe cupboards with sliding mirrored doors, double glazed window to front, electric heater, coved ceiling.

BATHROOM

Bath with thermostatically controlled shower over, low level WC, wash basin with vanity cupboard below, localised tiling, wall mounted electric heater, extractor fan, coved ceiling.

OUTSIDE

Residents parking and garden area.

RESIDENTS FACILITIES: Personal alarm calls, lift service, communal lounge, laundry room, guest suite, social activities.

LEASE: 125 years from October 2008

SERVICE CHARGE: £2350.26 per annum (paid in two six monthly instalments).

GROUND RENT: £439.10 per annum (paid in two six monthly instalments).

Age Restriction: Minimum age for occupants/owners is 60 years.

Clawback: Upon legal completion the Leaseholder/Vendor shall pay 1% of the sale price plus VAT in the Sinking Fund Charge.

EPC Rating B

COUNCIL TAX

Band B approx. £1788.63 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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Worthington Lodge, Hythe, CT21

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft

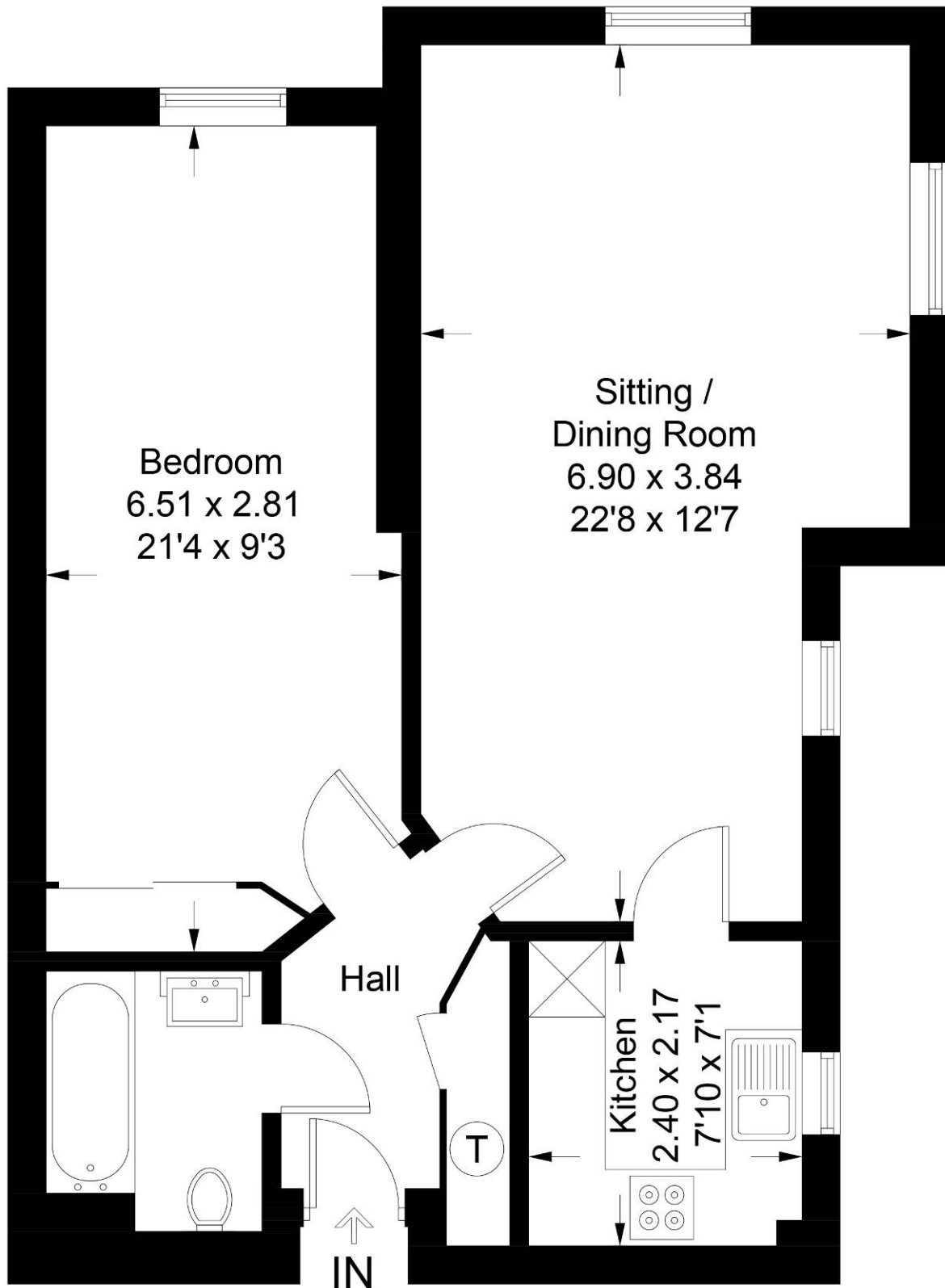


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