



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**4 PRINCE OF WALES RESIDENTIAL PARK, £89,950 Freehold/
BURMARSH ROAD, HYTHE 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, tiled floor, double glazed window to front, plumbing for washing machine and vent for tumble dryer, doorway to:

INNER HALLWAY

Timber effect flooring, doors to bedroom, shower room and doorway to:

KITCHEN

Range of base cupboard and drawer units with granite effect worktops inset with four burner gas hob and stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall shelving, integrated

eyelevel electric oven, wall mounted gas fired Worcester boiler, double glazed window to rear, double glazed window to front, radiator, doorway to:

SITTING ROOM

Double glazed window to front, double glazed bow bay window to side, obscured double glazed door with disabled access to front, radiator.

BEDROOM

Range of fitted wardrobe cupboards with sliding doors, double glazed windows to front and rear, radiator.

SHOWER ROOM

Shower enclosure, wash basin with vanity cupboard below, low level W.C., double glazed window to rear, radiator.

OUTSIDE

Wraparound garden laid extensively to lawn with paved patio area and good sized shed with electricity supply.

PARKING

Residents and visitors parking available.

SERVICE CHARGE

We understand that the ground rent is £213.82 per month and every quarter a charge for utilities of £135 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. £1533.11 (2024/25)
Folkestone & Hythe District Council.

VIEWING

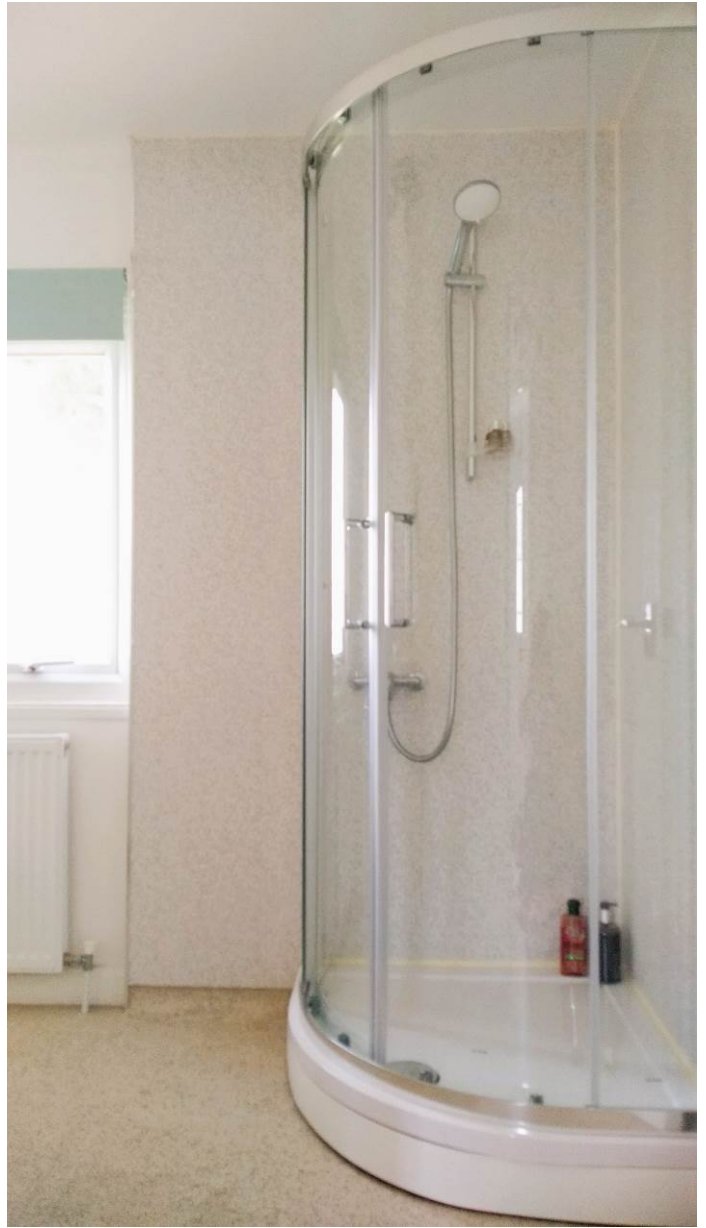
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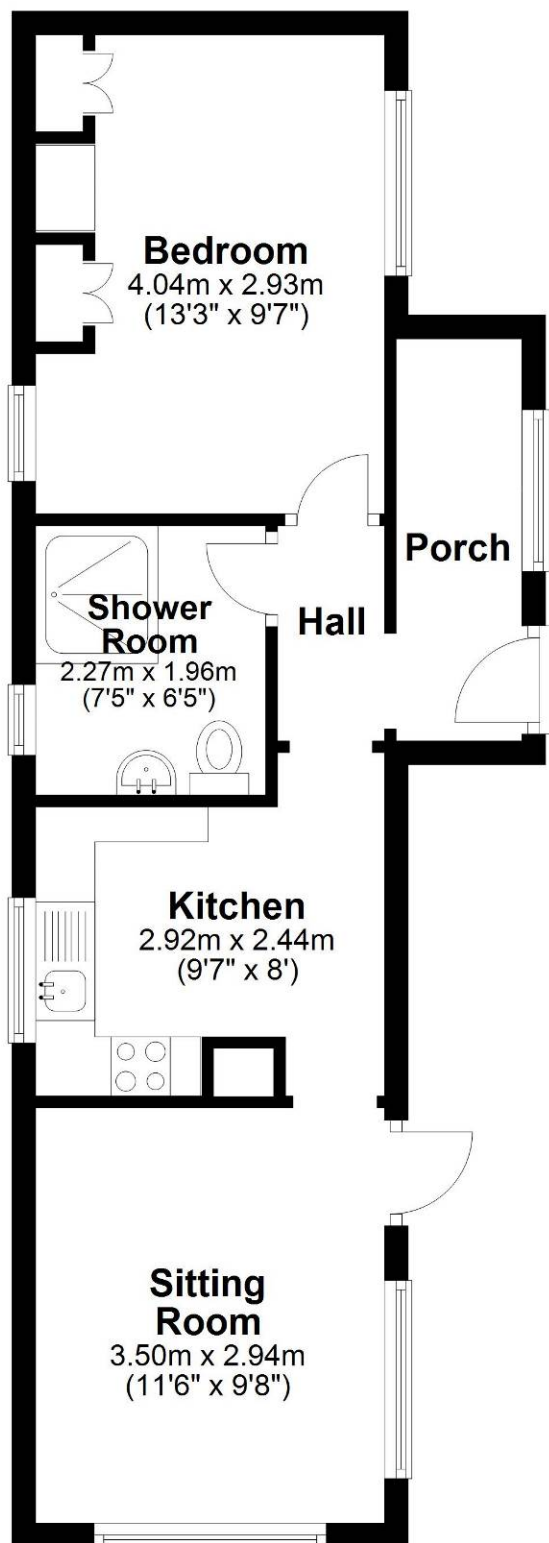




NOTES

Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.