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49 High Street, Hythe, Kent CT21 5AD



1 HOMEPEAK HOUSE BARTHOLOMEW STREET, HYTHE

£145,000 Leasehold
NO ONWARD CHAIN

A well presented ground floor retirement apartment in a prime central location, a short walk from the High Street. The accommodation comprises a sitting/dining room, fitted kitchen, two bedrooms and a wet room. Communal gardens, residents lounge, laundry room and guest suite, residents parking. EPC D.



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1 Homepeak House Bartholomew Street Hythe CT21 5BB

Communal Entrance Hall Entrance Hall, Sitting Room, Kitchen, Two Bedrooms, Wet Room Communal Gardens and Parking

DESCRIPTION

Forming part of Homepeak House, a well regarded retirement development, Flat 1 is well positioned within the building being on the ground floor at the front of the building and enjoys a sunny, south facing aspect.

The well presented, comfortable accommodation includes an entrance hall with a storage cupboard, sitting room with window and door to front and with an archway to the kitchen. There are two double bedrooms, each with built in wardrobes and a wet room.

Residents at Homepeak House enjoy the use of a residents lounge and associated kitchen, laundry room and guest suite. The whole site is accessible by wheelchair. Weekly Social activities organised by social club. New residents accepted from 60 years of age.

SITUATION

Bartholomew Street is situated within the desirable Conservation Area of the town, just behind the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

COMMUNAL ENTRANCE HALL

With entry phone system and lift and stairs rising to all floors.

ENTRANCE HALL

Entered via a timber panelled door, coved ceiling, access to shelved storage, doors to wet room and bedrooms, door to:-

SITTING/DINING ROOM

Access to deep storage cupboard, double glazed door with double glazed window to side, two wall light points, coved ceiling, electric heater, archway through to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units, worksurface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, two burner ceramic hob, tiled splashback, coordinating wall cupboards (one incorporating the extractor hood), integrated eyelevel oven and microwave, recess for freestanding fridge freezer, double glazed window to front, coved ceiling, extractor fan.

BEDROOM 1

Double glazed window to front, built-in wardrobe cupboard, coved ceiling, wall light point, electric heater.

BEDROOM 2

Double glazed window to side, built-in wardrobe cupboard, wall light point, coved ceiling.

WET ROOM

Mira electric shower, WC, wash basin set into worksurface with mixer tap and vanity cupboard below, tiled walls, coved ceiling, extractor fan, heated towel wall, wall mounted Duplex heater.

RESIDENT S LOUNGE

A generous space with ornamental fireplace surround, wall light points, coved ceiling, ample seating, television, timber framed and double glazed window and door facing south

and opening to a paved terrace to the front of the building, storage heater, door to **resident s kitchen** with base cupboards and work surface inset with stainless steel sink and drainer unit, tiled splashbacks and range of coordinating wall cupboards, double glazed window to front.

OUTSIDE

Communal Gardens and Resident s Parking Area.

LEASE DETAILS

Approx. 64 years remaining of a 99 year lease

AGE RESTRICTIONS

Minimum age for occupants/owners is 60 years (for couples the spouse/partner must be 55+ years).

OUTGOINGS

SERVICE CHARGE

Approx £3616.14 per annum which we understand includes the buildings insurance, 24 hour emergency call system, House Manager, door entry system, lift, laundry room facilities, water and sewerage, maintenance of grounds and building, cleaning of communal areas.

GROUND RENT

Approx £545.38 per annum.

AGENTS NOTE

Prospective purchasers will need to be interviewed by the House Manager before a sale can proceed.

EPC RATING Band D.

COUNCIL TAX

Band C approx £2044.14 (2024/25)
Shepway District Council.

VIEWING

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





Homepeak House, Hythe, CT21

Approximate Gross Internal Area = 57.8 sq m / 622 sq ft

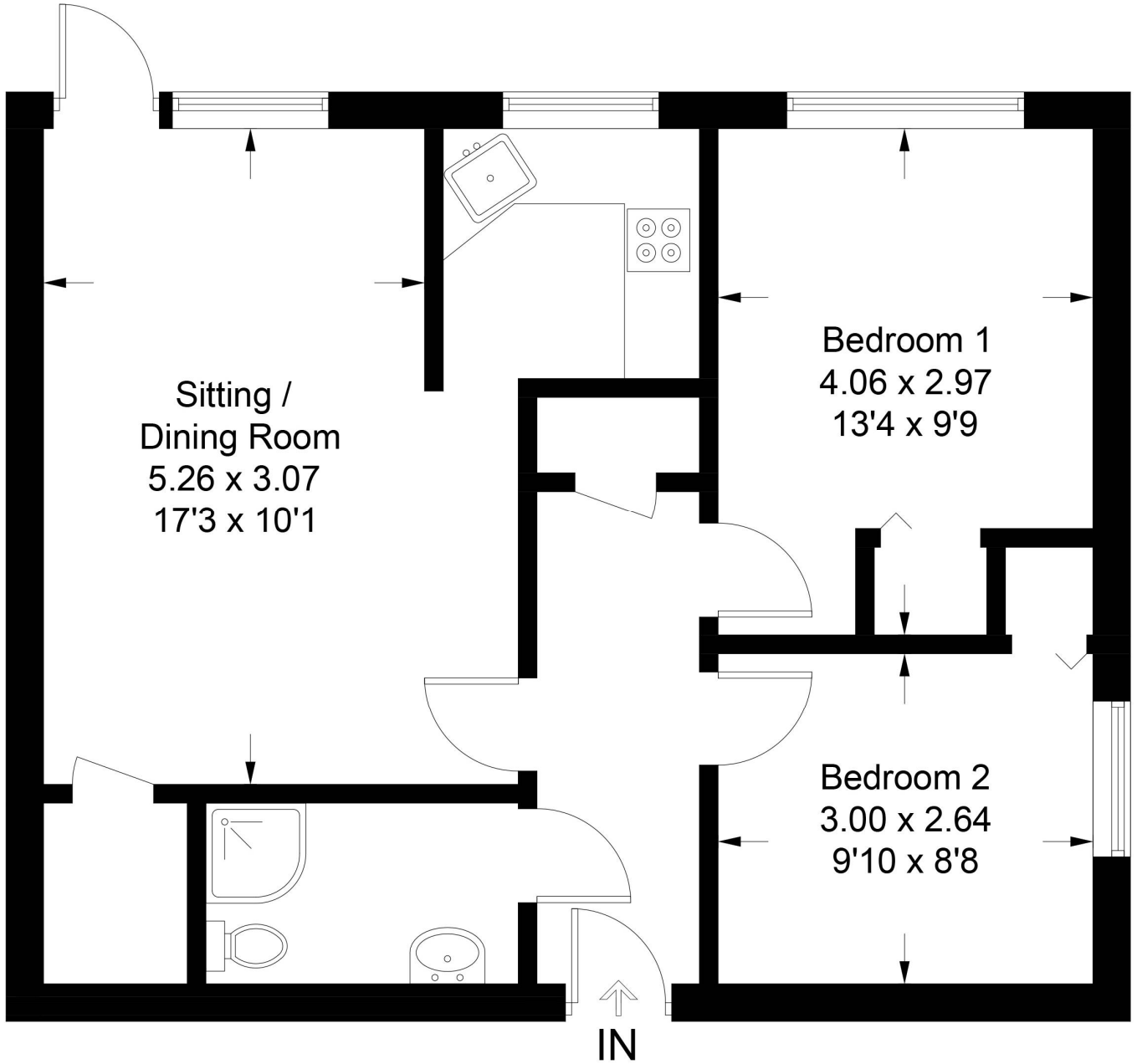


Illustration for identification purposes only, measurements are approximate,
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