



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



6 HILLSIDE COURT HILLSIDE STREET, HYTHE

£225,000 Leasehold
To include a share in the Freehold

In the heart of the conservation area, moments from the High Street, a charming lower ground floor flat offering comfortably proportioned accommodation which comprises a kitchen/breakfast room, sitting room, two bedrooms and a bathroom. South facing rear garden. EPC D.



6 Hillside Court Hillside Street, Hythe CT21 5EH

**Kitchen/Breakfast Room, Inner Hall, Sitting Room,
Two Bedroom, Bathroom
South Facing Rear Garden**

DESCRIPTION

Forming part of the lower ground floor of this handsome period house which is well situated moments from the High Street, within the sought after conservation area, this comfortably proportioned flat offers well presented accommodation. This comprises a fitted kitchen/breakfast room, inner hall, a sitting room with door leading out to the south facing garden, two bedrooms and a bathroom.

The property benefits from a sunny south facing garden and presents an opportunity to acquire ones first home or would equally make an ideal bolt hole or lock up and leave .

SITUATION

Hillside Street is situated within the desirable Conservation Area of the town, two roads back from 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. 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:

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, square edge work surface inset with stainless steel sink and drainer unit with mixer tap, induction hob with extractor hood, tiled splashbacks, coordinating wall cupboards, integrated electric oven, space for freestanding fridge freezer, access to cupboard housing the floor standing Kingfisher 2 boiler, further built in cupboards, radiator, door to:-

INNER HALL

Access to storage cupboards, doors to:-

SITTING ROOM

Attractive painted brick fireplace, pair of sash windows to rear overlooking the garden, door to rear garden, radiator.

BEDROOM 1

Picture rail, sash window overlooking the rear garden, radiator.

BEDROOM 2

Picture rail, sash window to rear, radiator.

BATHROOM

Panelled bath with mixer tap and separate handheld shower attachment and with electric Triton shower over, glazed shower screen, low level WC, pedestal wash basin, part tiled walls, recessed lighting, radiator.

OUTSIDE

The south facing garden to the rear is part stone paved for ease of maintenance with borders planted with a variety of shrubs herbaceous and other plants. The ideal environment to relax and dine alfresco.

To the front of the property steps lead down from the road where there is covered area with storage cupboard and adjoining storage recesses.

LEASE & OUTGOINGS

Lease Details

Length of lease - 999 years / Share of Freehold included.

Service Charge

£1100.00 per annum (payable in two instalments).

NB This information should be verified between vendor s and purchaser s solicitors.

EPC Rating D

COUNCIL TAX

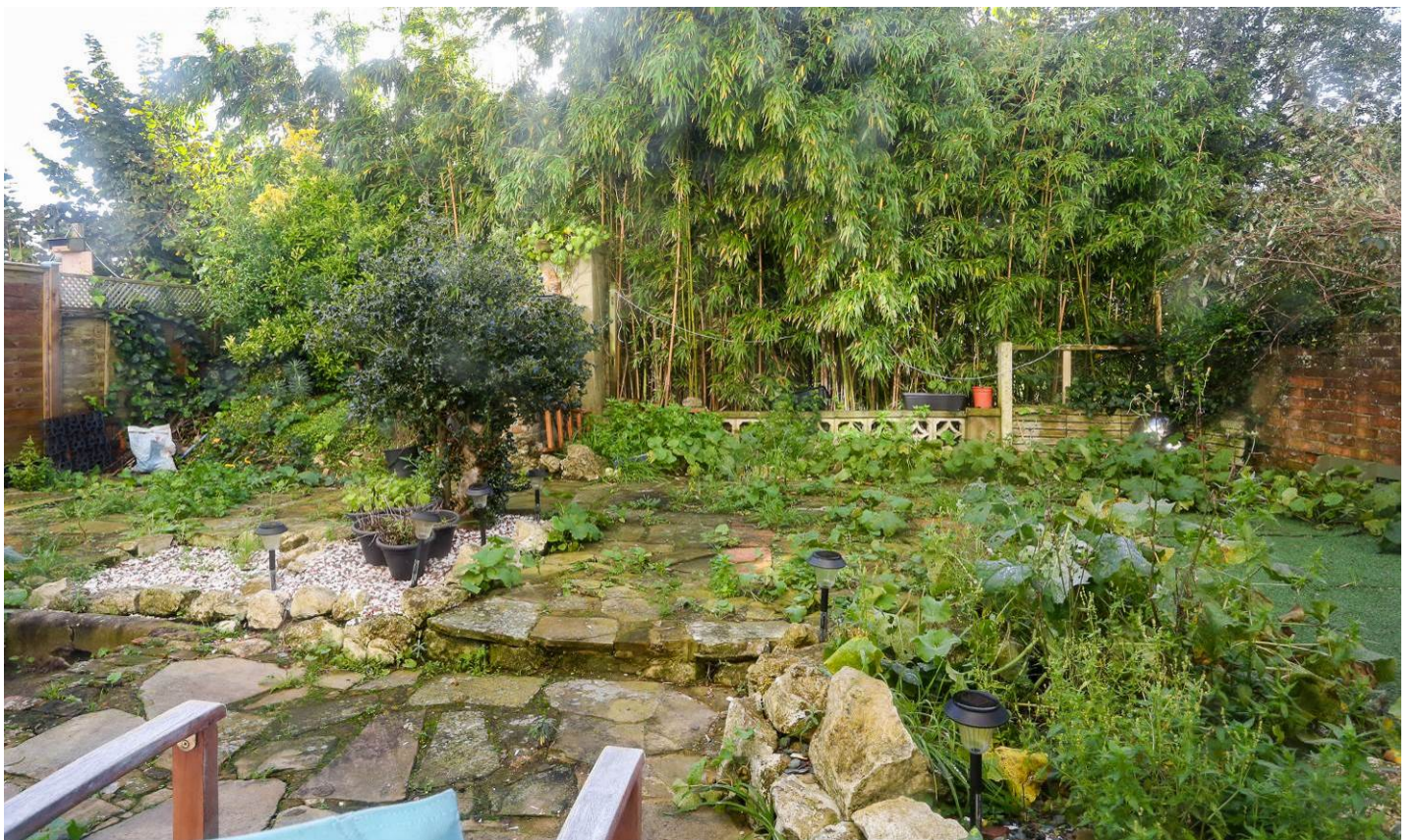
Band A approx. £1533.11 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







Hillside Court, Hythe, CT21

Approximate Gross Internal Area = 78.9 sq m / 849 sq ft

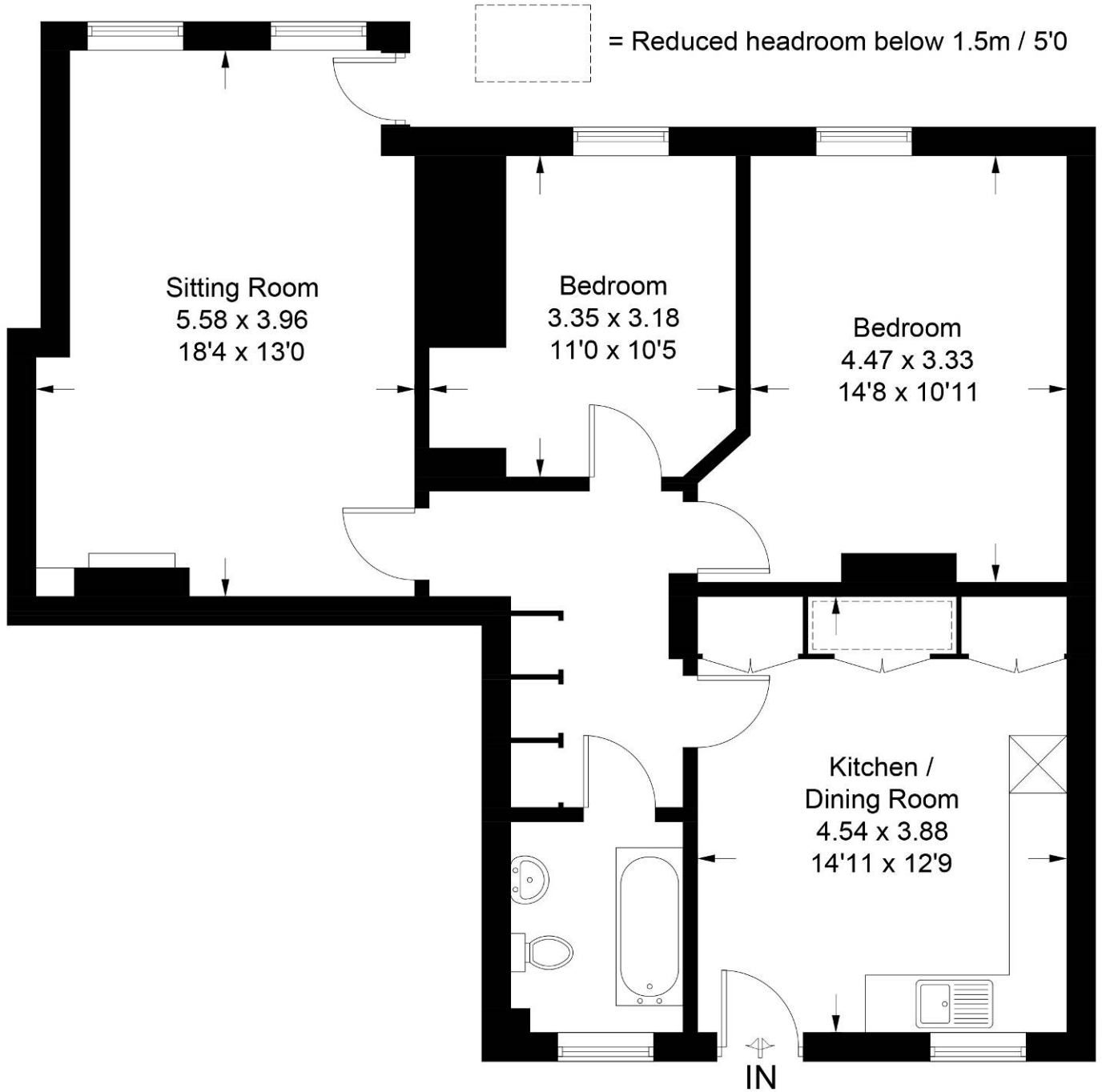


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