



Apartment 5 Redlynch House, 19 Hillcrest Road, Hythe, Kent. CT21 5EU

Guide Price £475,000



- Two bedroom apartment
- Ground Floor
- Balcony with panoramic sea views
- Allocated Parking
- Elevated position

C.R. CHILD
EST. 1929 & PARTNERS



****STAMP DUTY INCENTIVE AVAILABLE - PLEASE CALL FOR MORE INFORMATION****

Located in a beautifully enviable location on Hythe's hillside enjoying sweeping views across the town and the English Channel. The village of Saltwood is only a short distance up the hill offering a newsagents/general store, The Castle Hotel and an active village hall, together with both primary and secondary schooling. A short distance down the hill is the historic Cinque Port Town of Hythe offering a good selection of independent shops, together with a Waitrose, Iceland, Aldi and Sainsbury's store. The historic Royal Military Canal runs through the centre of the Town offering pleasant walks and recreational facilities as does Hythe's unspoilt seafront. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately fifteen minutes away by car giving fast access to St Pancras London in just over fifty minutes.

Enjoying some of Hythe's finest views overlooking the English Channel and the French coastline as well the town and surrounding roughs, Apartment 5 is a two bedroom ground floor apartment comprising an open plan living room/kitchen, balcony, master bedroom with en-suite, bathroom & a further bedroom. The property also benefits from allocated parking to the front as well as access to a communal bike store.

APARTMENT 5 is a ground floor apartment consisting of open plan living room/kitchen, master bedroom with ensuite, a spacious terrace with panoramic views of the English Channel, bathroom and second bedroom. The apartment enjoys gas fired underfloor heating to all rooms as well as one allocated parking space which is designed to be ready for installation of electrical charging points.

HALLWAY

with wood effect Karndean flooring, storage cupboard accessing underfloor heating manifold and electric meter

OPEN PLAN LIVING/KITCHEN AREA (22' 07" x 14' 01") or (6.88m x 4.29m)

with wood effect Karndean flooring, a mixture of high & low level kitchen units, stone worktops with matching upstands & splashback, integrated oven & microwave, gas fired combination boiler housed within kitchen unit, 4 ring induction hob with extractor fan over, one & a half bowl stainless steel sink with mixer tap over, integrated dishwasher, integrated washing machine, integrated wine fridge, integrated tall fridge/freezer, bifold double glazed doors leading out onto

BALCONY (14' 06" x 4' 05") or (4.42m x 1.35m)

with breathtaking panoramic views to sea and over Hythe town, composite decking, stainless steel balustrade with frosted glass panels

MASTER BEDROOM (16' 10" Max x 13' 05") or (5.13m Max x 4.09m)

with carpet, double glazed feature bay window overlooking front, built in wardrobes with hanging rails and shelving over

EN-SUITE

with modern tiling floor to ceiling, WC with concealed cistern set into modern wood effect storage cabinet with basin & mixer tap over, mirror with built in LED lighting, walk in shower cubicle with glass screen & rainfall shower, stainless steel towel radiator

BEDROOM 2 (8' 07" x 15' 0") or (2.62m x 4.57m)

with double glazed windows overlooking front & side, space for built in wardrobes

BATHROOM

with modern tiling floor to ceiling, WC, modern wood effect storage cabinet with basin & mixer tap over, mirror with built in LED lighting, bath with tiled front, shower screen & rainfall shower over, shower cubicle with Aqualisa shower, stainless steel towel radiator

Tenure - Share of Freehold

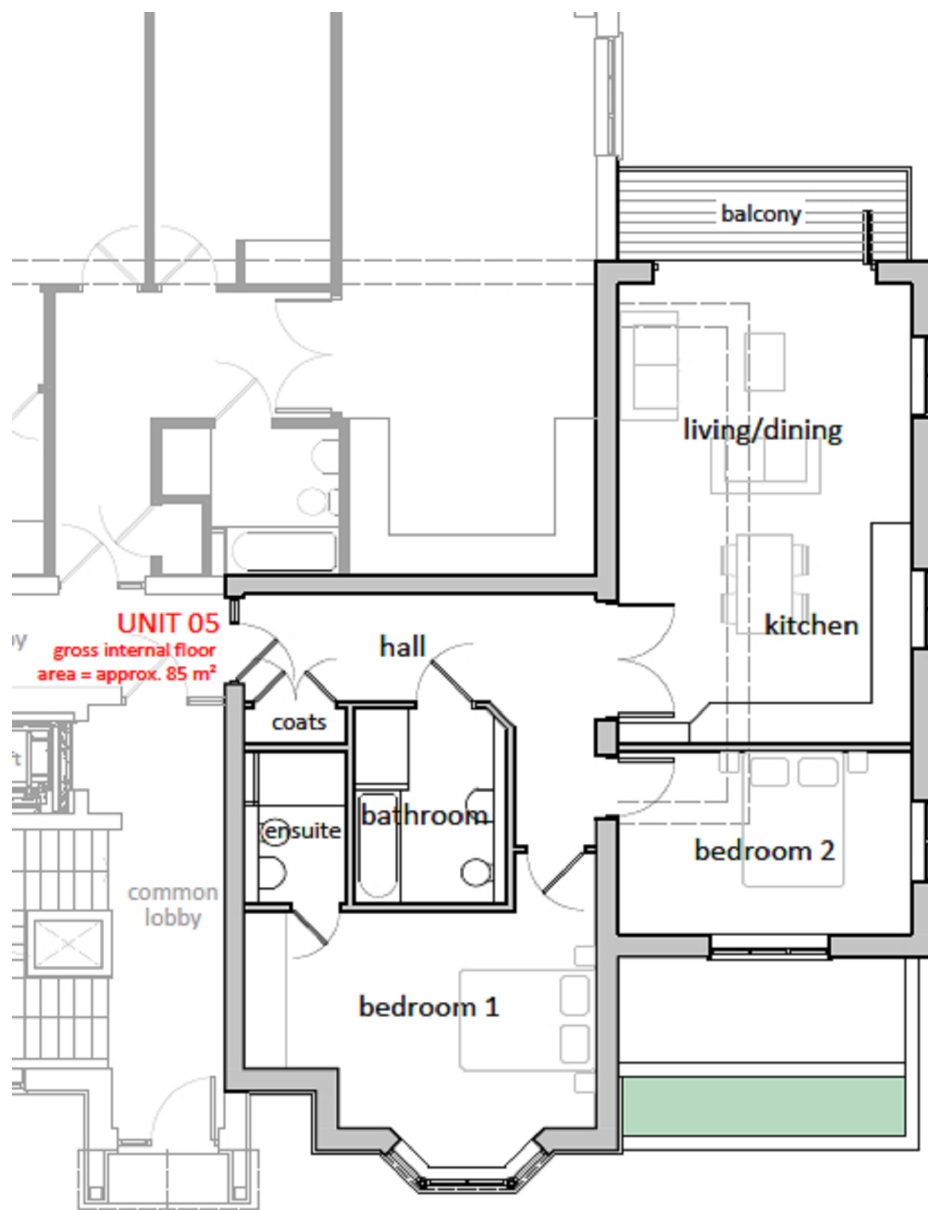
Council tax - Band D

Local Authority - Folkestone & Hythe District Council

Lease Length -

Maintenance Fee - £1850 Per Annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.