



**Apartment 2 Redlynch House, 19 Hillcrest Road, Hythe, Kent. CT21 5EU**

**Guide Price £530,000**



- Three bedroom apartment
- Lower Ground Floor
- Large private garden & two terraces
- 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 Hythes 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 Sainsburys store. The historic Royal Military Canal runs through the centre of the Town offering pleasant walks and recreational facilities as does Hythes 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.

Apartment 2 is a three bedroom garden apartment comprising of its own large private garden, open plan living room/kitchen, master bedroom with en-suite, two spacious terraces, bathroom and two further bedrooms. The property also benefits from allocated parking to the front as well as access to a communal bike store.

### **LARGE ENTRANCE HALLWAY**

with wood effect Karndean flooring, access to two large storage cupboard with one accessing underfloor heating manifold and electric meter, video entrance phone

### **OPEN PLAN LIVING/KITCHEN AREA (31' 09" x 13' 07") or (9.68m x 4.14m)**

with wood effect Karndean flooring, a mixture of high & low level kitchen units, stone worktops with matching upstands & splashback, breakfast bar, integrated oven & microwave, 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, double glazed window overlooking rear terrace space, bifold double glazed doors leading out onto



### **TERRACE 1 (16' 07" x 7' 10") or (5.05m x 2.39m)**

with patio seating area, steps from one side leading onto rear garden

### **MASTER BEDROOM (13' 01" x 11' 09") or (3.99m x 3.58m)**

with carpet, built in wardrobe with hanging rail & storage over, double glazed bi-fold doors leading out onto

### **TERRACE 2 (15' 0" x 6' 07") or (4.57m x 2.01m)**

with patio seating area, steps from one side leading onto rear garden

### **EN-SUITE**

with modern tiling floor to ceiling, WC basin with mixer taps over and storage cabinet under, mirror with built in LED lighting, walk in shower cubicle with glass screen & rainfall shower, stainless steel towel radiator, frosted double glazed window



### **BEDROOM 2 (13' 03" x 17' 0") or (4.04m x 5.18m)**

with carpet, double glazed windows overlooking terrace 1

### **BATHROOM**

with modern tiling floor to ceiling, WC, two basins & mixer taps over & storage cabinets under, mirrors with built in LED lighting, bath with tiled front, shower screen & rainfall shower over, shower cubicle with Aqualisa shower, stainless steel towel radiator, bath with tiled front



### **BEDROOM 3 (12' 05" x 10' 05") or (3.78m x 3.18m)**

with carpet, double glazed door leading out onto terrace, built in wardrobes with hanging rail & shelving over

**Tenure** - Share of Freehold

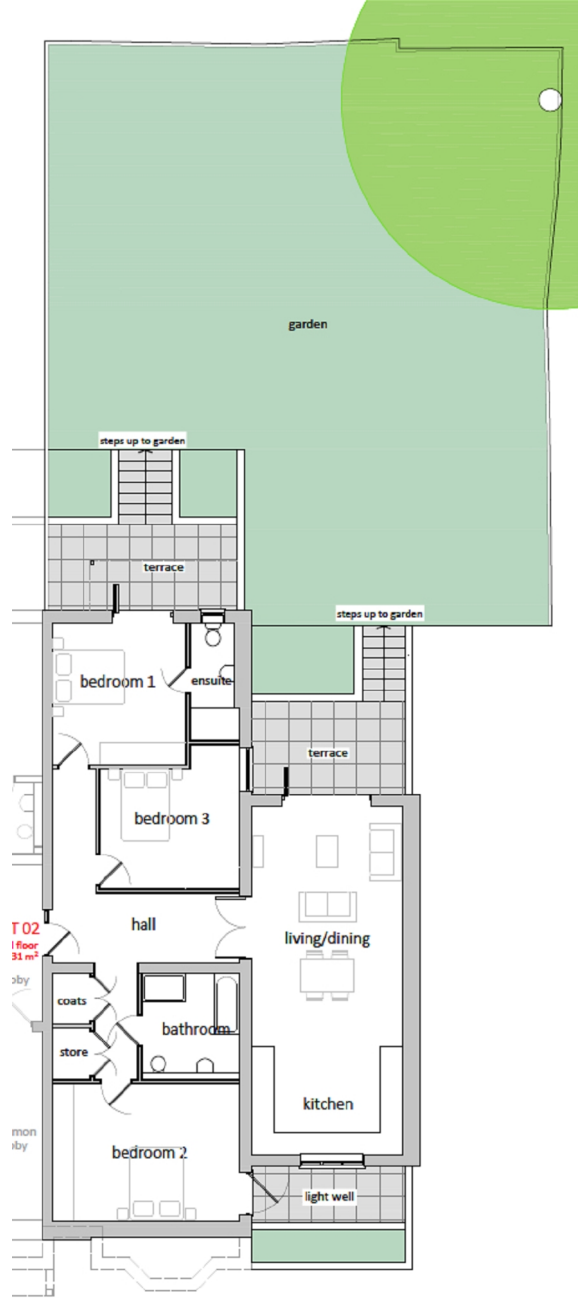
**Council tax** - Band E

**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+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.