



12 Worthington Lodge East Street Hythe Kent. CT21 5NG

Guide Price **£190,000**



- First floor retirement apartment
- One Bedroom
- Well presented
- Walking distance of Hythe High street
- No onward chain

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated to the eastern side of the town close to Hythes High Street with its good selection of independent shops and Hythes Waitrose Store. Hythes Promenade is within level walking distance of an active walker and the Royal Military Canal also offering pleasant walks Doctors Surgeries Council Offices and Library are also located within the town centre area. Sandling Mainline Railway Station 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 Railway Station giving travelling times of just 49 minutes to St. Pancras London.

A well-presented first floor one bedroom retirement apartment ideally located within walking distance of Hythe high street. The accommodation comprises a living/dining room a modern fitted kitchen and bathroom and a bedroom with a fitted wardrobe. The property benefits from UPVC double glazed windows enjoying views of the surrounding hillside and electric heating. An early viewing comes highly recommended.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

with owners lounge and guest room available on request and availability as well as a communal laundry room on the first floor. Stairs and lift to all floors

### FIRST FLOOR

Front door leading into:-

#### HALLWAY (4' 4" x 9' 8" Max) or (1.31m x 2.95m Max)

with emergency alarm panel storage cupboard with shelving RCD fuse box electric meter & Pulsacoil electric boiler

#### LIVING ROOM (22' 4" x 11' 1") or (6.80m x 3.37m)

with UPVC double-glazed windows overlooking front and side two electric radiators entry phone emergency pull cord

#### BEDROOM (9' 3" x 19' 5") or (2.81m x 5.93m)

with UPVC double-glazed windows overlooking front electric radiator built in wardrobes with hanging rail under and shelving over emergency pull cord

#### MODERN FITTED KITCHEN (7' 10" x 7' 1") or (2.38m x 2.17m)

with tile effect vinyl flooring a mixture of high and low level kitchen cabinets integrated fridge integrated freezer integrated fan assisted oven 4 ring ceramic hob with extractor fan over stainless steel sink with mixer taps over UPVC double glazed window overlooking side laminate worktops localised tiling emergency pull cord

#### BATHROOM (5' 7" x 6' 11") or (1.71m x 2.10m)

with WC basin incorporated into storage cupboard panelled white bath with shower over & glass shower screen localised tiling stainless steel towel radiator emergency pull cord

### OUTSIDE

Worthington Lodge enjoys a small well-tended garden area by the main front entrance as well as residents parking spaces for communal use; there is also a covered area with charging points for mobility scooters.

**Tenure** - Leasehold

**Council tax** - Band B

**Local Authority** - Folkestone & Hythe District Council

**Lease Length** - TBC

**Maintenance Fee** - TBC

**Ground Rent** - TBC




# First Floor

Approx. 57.9 sq. metres (623.4 sq. feet)

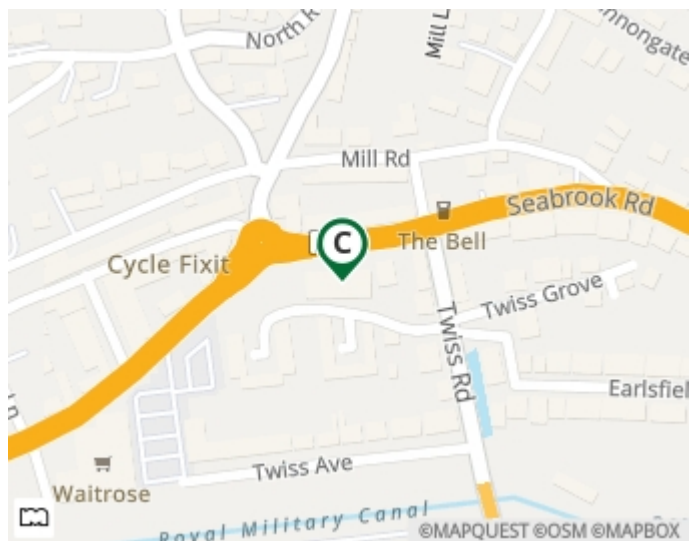


Total area: approx. 57.9 sq. metres (623.4 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	85
(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 are 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.