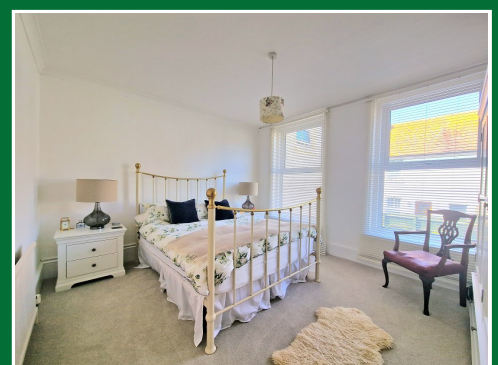




Flat 9 Sutherland House, 126 Stade Street, Hythe, Kent. CT21 6DY

Guide Price **£244,000**



- Partial sea views
- Modern fitted kitchen & open plan living room
- Two bedrooms
- Bathroom & separate WC
- Early viewing highly recommended

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



Situated a stones throw from Hythes unspoilt promenade offering pleasant walks and within level walking distance of the town centre and the historic Royal Military canal which runs through the centre of the town. Hythe town centre offers a good selection of independent shops together with the all important Waitrose store Icelands Sainsburys and Aldi. Doctors surgeries council office library and dentists are all within level walking distance. High speed rail services are available from nearby Folkestone offering fast access to London St Pancras in just over fifty minutes. The M20 Motorway Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

A well presented first floor apartment situated close to Hythes promenade and offering an open plan living room modern fitted kitchen two bedrooms bathroom and separate WC. The apartment is serviced by gas fired central heating and benefits from UPVC double glazing and partial sea views. An early viewing of this apartment is highly recommended.

COMMUNAL ENTRANCE HALL

leading to:-

FIRST FLOOR

communal porch leading to:-

RECEPTION HALL

with solid front door radiator security entry phone Hive heating control and thermostat

LIVING ROOM

approached from a paned door with three steps an attractive balustrade opening to

OPEN PLAN LIVING AREA (11' 08" x 17' 08") or (3.56m x 5.38m)

large UPVC window double radiator paned door to:-

MODERN FITTED KITCHEN (12' 0" x 5' 09") or (3.66m x 1.75m)

inset single drainer stainless steel sink unit set in roll top work surface with white sheen cupboards under and range of matching high and low level units four ring gas hob with built in extractor and light over built in electric oven/grill radiator Valiant wall mounted combination gas fired boiler UPVC double glazed window localised tiling recess for fridge freezer with further storage over built in larder cupboard plumbing for washing machine spotlight track

BEDROOM (13' 04" x 11' 07") or (4.06m x 3.53m)

dual UPVC double glazed windows with outlook over garden radiator

BEDROOM (10' 03" x 8' 0") or (3.12m x 2.44m)

UPVC double glazed window radiator

BATHROOM

comprising white suite with panelled bath and telephone style chrome shower attachment over and shower screen to one side pedestal wash hand basin radiator localised tiling UPVC double glazed window

SEPARATE WC

with low level suite localised tiling UPVC double glazed window

OUTSIDE

communal car park on a first come first serve basis various communal garden areas

Tenure - Share of freehold

Council tax - Band B

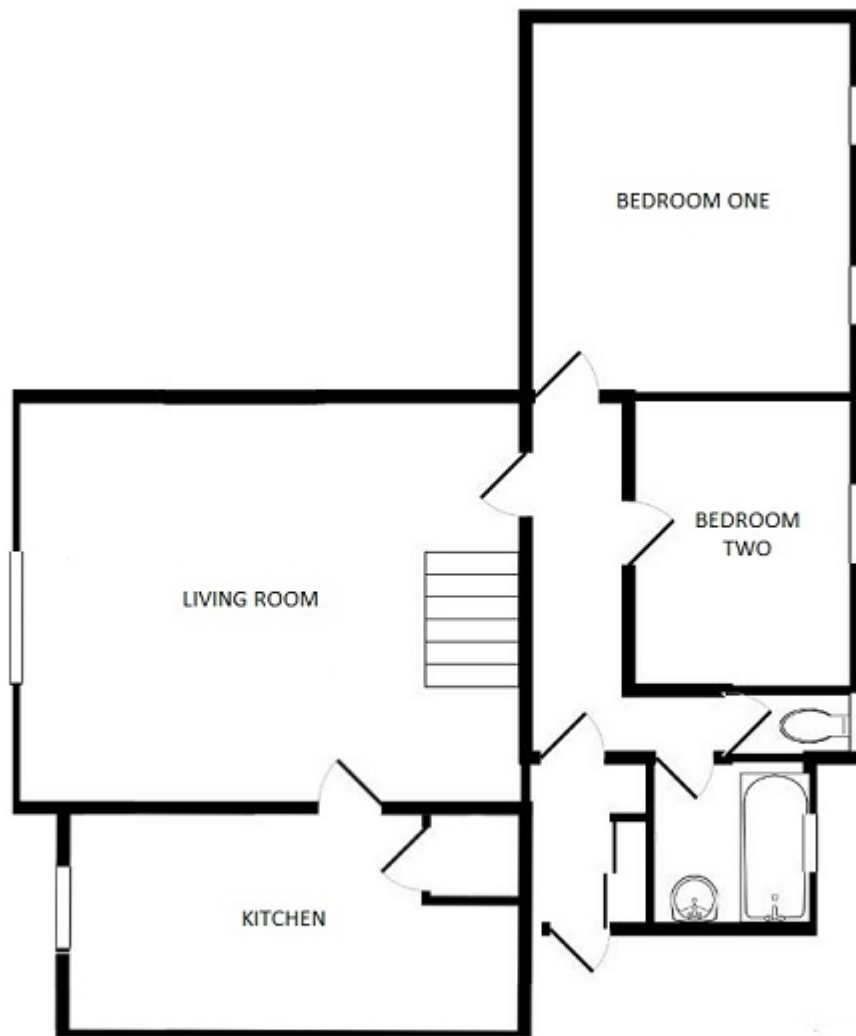
Local Authority - Folkestone & Hythe District Council

Lease Length - 958 Years remaining

Maintenance Fee - £125 Per Month

Ground Rent - Peppercorn





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C	77	
(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.

C.R. Child & Partners
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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.