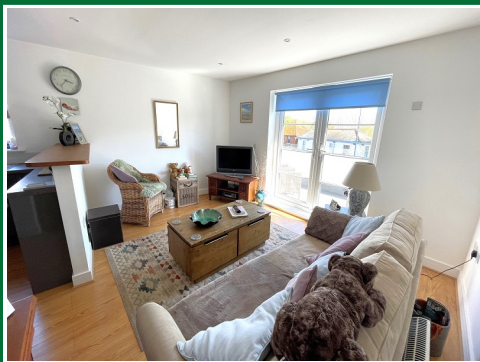




**Flat 6 Kent House 19 Chapel Street, Hythe, Kent. CT21 5BE**

**Guide Price £275,000**



- Contemporary top floor apartment with sun terrace
- Two bedrooms
- Views to Hythe canal bank and over church
- Open plan living
- Town centre location

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



Situated just off Hythes high street with its good selection of independent shops and the all important Waitrose store, Iceland, Sainsburys and Aldi. The historic Royal Military Canal runs through the centre of the town and offers pleasant walks and recreational facilities. Doctors surgeries, dentists, council offices and library are also located within the town centre area, Hythes unspoilt promenade also offers pleasant walks, the M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, high speed rail services are available from both Folkestone railway stations giving fast access to London St Pancras in just over fifty minutes.

A top floor purpose built contemporary apartment offering an open plan living area with modern contemporary kitchen and French doors opening to a south facing sun terrace, the apartment has two bedrooms, contemporary bathroom with doorway to reception hall and sliding door to master bedroom, the apartment is serviced by electric wet underfloor heating and has UPVC double glazed windows throughout

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

with staircase to

### PRIVATE RECEPTION HALL

with oak finished front door and security eyelet, security entry phone, oak laminate flooring, inset spotlights, hatch to roof space

### OPEN PLAN LIVING AREA (16' 10" x 14' 06" Max Max) or (5.13m x 4.42m Max)

### CONTEMPORARY KITCHEN AREA

with inset single drainer stainless steel sink unit with mixer tap over and grey shen cupboards under with range of matching high and low level units with laminate grey finished wood style work surfaces, laminate oak flooring, integrated Bosch induction hob with extractor and light over, built in Bosch fan assisted oven/grill, integrated fridge, integrated spice rack, side secondary double glazed window with roof top view

### SITTING & DINING AREAS

with oak style laminate flooring, inset spotlights, French doors to

### SOUTH FACING ROOF TERRACE (13' 03" x 6' 08" ) or (4.04m x 2.03m)

with views towards the church and canal bank, tiled floor, outside lighting and power point

### MASTER BEDROOM (11' 05" x 10' 08" ) or (3.48m x 3.25m)

with range of built in wardrobe units with hanging, shelving, French doors with Juliette balcony and outlook over hillside, sliding door giving access to bathroom, chrome heated towel rail, inset spotlight

### BEDROOM (7' 09" x 7' 04" ) or (2.36m x 2.24m)

(L shaped) UPVC double glazed window with roof top views, built in utility cupboard with plumbing for washing machine, work surface and built in shelf unit

### BATHROOM

comprising contemporary white suite with panelled bath and shower attachment over, wall hung vanity wash hand basin with drawers under, low level WC, corner shower cubicle with shower attachment and rain head over, marble effect finish to bath, WC and wash hand basin area, inset spotlights, extractor fan, UPVC double glazed window, Jack and Jill doorway to

**Tenure** - Leasehold

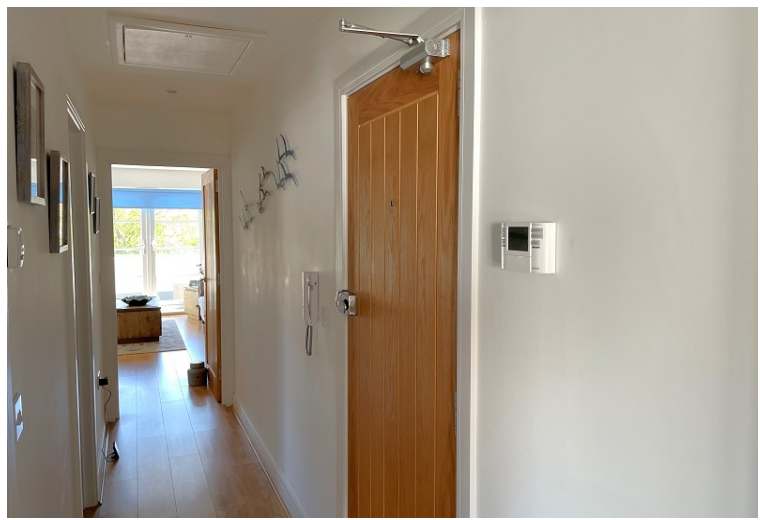
**Council tax** - Band C

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

**Lease Length** - 125

**Maintenance Fee** - £

**Ground Rent** - £200





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(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 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.