



**11 Hillside Court Hillside Street, Hythe, Kent. CT21 5EH**

**Guide Price £190,000**



- Ground floor apartment
- One bedroom with en suite
- Newly decorated throughout
- Close to the town centre
- No onward chain

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



Situated in an enviable location, Hythe's town centre is a short drop down the hill, the town offering a range of independent shops together with the all important Waitrose store. Doctors surgeries, council offices and library are all also within the general town centre area. The historic Royal Military canal run through the centre of the town and offers waking and recreational facilities, Hythe enjoys an unspoilt promenade also providing 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 access to London St Pancras in just over fifty minutes.

A one bedroom apartment comprising of living room, kitchen, bedroom, en-suite & hallway with space for desk which benefits from gas fired central heating and has been newly decorated throughout and located only a short walk away from the town centre.

## GROUND FLOOR

### COMMUNAL HALLWAY

with front door leading into

### ENTRANCE HALL

with radiator, storage cupboard, alcoved area perfect for desk, double cupboard with additional storage cupboard over

### KITCHEN

with tile effect vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, integrated fan assisted oven, four ring gas hob with extractor fan over, localised tiling, one bowl stainless steel sink with mixer taps over, space and plumbing for washing machine/ dishwasher, glazed sash window overlooking rear

### LIVING ROOM

with glazed sash windows overlooking rear, radiator, feature fireplace with wood surround and tiled hearth

### BEDROOM

with glazed sash windows overlooking front, radiator

### EN-SUITE

with vinyl flooring, frosted sash window, WC, panelled white bath with shower over, hand basin with mixer taps over, radiator

**Tenure** - Leasehold

**Council tax** - Band A

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

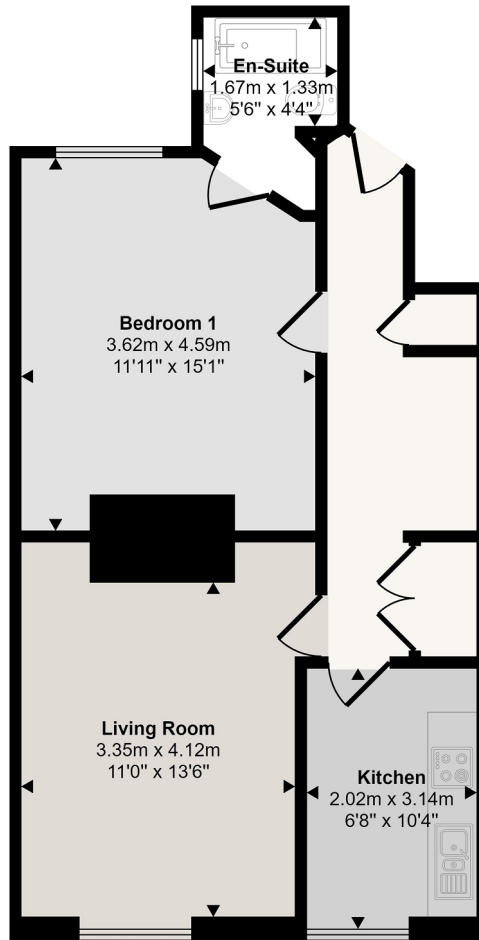
**Lease Length** - Currently being extended

**Maintenance Fee** - TBC

**Ground Rent** - TBC



Approx Gross Internal Area  
54 sq m / 583 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		79
(55-68) <b>D</b>	66	
(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.