



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

**Guide Price £275,000**



- Purpose built contemporary apartment
- Two bedrooms, one with en suite
- Electric wet underfloor heating
- Town centre location
- South facing sun terrace

**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 with en-suite to bedroom one, contemporary bathroom, the apartment is serviced by Electric wet underfloor heating and has UPVC double glazed windows throughout

## COMMUNAL ENTRANCE HALL

with stairs leading to

## SECOND FLOOR

### HALLWAY

with wood effect laminate flooring, entry phone, loft hatch, thermostat, utility cupboard with space and plumbing for washing machine, extractor fan and shelving

### KITCHEN/LIVING ROOM (17' 9" x 13' 10") or (5.41m x 4.21m)

comprising

### LIVING AREA

with wood effect laminate flooring, UPVC double glazed French doors leading to

### SOUTH FACING TERRACE

with composite decking & rendered low level wall with glass balustrade with views to Royal Military canal

### KITCHEN AREA

with a selection of high and low level kitchen units, laminate wood effect worktops, slimline dishwasher, one bowl stainless steel sink, UPVC double glazed sash window, integrated Bosch fan assisted oven, four ring Bosch hob with extractor fan over, integrated Bosch fridge, glass splashback with matching up stands

### BATHROOM

with tiled front bath with mixer taps over and separate hand shower attachment, hand basin with mixer tap over & modern storage cupboard under, wall hung WC with concealed cistern, LED mirror, localised tiling, stainless steel towel radiator

### BEDROOM 1 (14' 1" x 10' 10") or (4.30m x 3.30m)

with UPVC double glazed doors with Juliet balcony

### EN-SUITE

with wall hung WC with concealed cistern, hand basin with mixer tap over a modern storage unit under, LED mirror, shower cubicle with rainfall shower and separate hand attachment, stainless steel towel radiator, localised tiling

### BEDROOM 2 (14' 1" x 7' 3") or (4.30m x 2.20m)

with UPVC double glazed sash window

**Tenure** - Leasehold

**Council tax** - Band C

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

**Lease Length** - 125 Years remaining

**Maintenance Fee** - TBC

**Ground Rent** - £200 Per annum





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 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.