



6 Hillside Court Hillside Street, Hythe, Kent. CT21 5EH

Guide Price **£245,000**



- Garden apartment
- Two bedrooms
- Newly fitted kitchen & modern bathroom
- Private south facing rear garden
- No onwards chain

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



Situated in an enviable location, Hythes 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 two bedroom garden apartment which comprises of a kitchen/diner, living room, two bedrooms, bathroom & a private rear garden. The property has the added benefit of gas central heating as well as a newly fitted kitchen and modern bathroom, a key feature of the property is its private enclosed rear south facing garden. An early viewing is highly recommended.

KITCHEN/DINING ROOM

with tile effect vinyl flooring, radiator, selection of high and low level modern kitchen cabinets, integrated fan assisted oven, four ring hob with extractor fan over, laminate worktop, localised tiling, glazed sash window, space for washing machine, one bowl stainless steel sink, space for tall fridge freezer, built in cupboards with shelving, airing cupboard housing hot water cylinder, cupboard housing gas fired boiler

HALLWAY

with selection of built in cupboard with shelving and hanging rails

LIVING ROOM

with feature fireplace with tiled hearth and painted brick surround, glazed sash windows overlooking rear garden, door leading to rear garden, radiator

BEDROOM

with glazed sash window overlooking rear garden, radiator, open cupboard with hanging rails

BEDROOM

with glazed sash window overlooking rear garden, radiator

BATHROOM

with wood effect vinyl flooring, WC, hand basin with mixer tap over, glazed window, panelled bath with shower screen and electric shower over, modern metro localised tiling, radiator

OUTSIDE

The property enjoys a low maintenance private rear garden which is mainly patio with a selection of plants. To the front steps lead down from the main road where there is covered storage area with shelving, external store cupboard housing the gas meter and a further large external store cupboard allowing for plenty of storage.

Tenure - Share of freehold

Council tax - Band A

Local Authority - Folkestone & Hythe District Council

Maintenance Fee - £840 Per Annum

Ground Rent - N/A



Approx Gross Internal Area
77 sq m / 833 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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.

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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.