



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

Guide Price £180,000



- Second floor apartment
- One double bedroom
- Breathtaking views over Hythe town to sea
- Newly decorated
- Short walk to Hythes town centre

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 wading 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 second floor apartment comprising of living room, kitchen, bedroom, bathroom & hallway enjoying breathtaking views over Hythe town to sea and up to the roughs in the living room & kitchen. The property 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

with stairs leading to

FIRST FLOOR

with front door opening to stairs leading to

ENTRANCE HALL

with radiator, airing cupboard with shelving, Velux window

LIVING ROOM

with feature fireplace with tiled hearth & wooden surround, dual aspect with UPVC double glazed sash windows with breathtaking panoramic views over Hythe down to sea and over the roughs, radiator

KITCHEN

with vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, freestanding oven with four ring hob, localised tiling, space and plumbing for washing machine/dishwasher, one bowl stainless steel sink with mixer taps over, radiator, UPVC double glazed sash windows with breathtaking panoramic views over Hythe town to sea

BEDROOM

with sash windows to the rear, UPVC double glazed sash windows with stunning views over Hythe Town, the roughs and to sea, built in wardrobe, radiator

BATHROOM

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

Tenure - Leasehold

Council tax - Band A

Local Authority - Folkestone & Hythe District Council

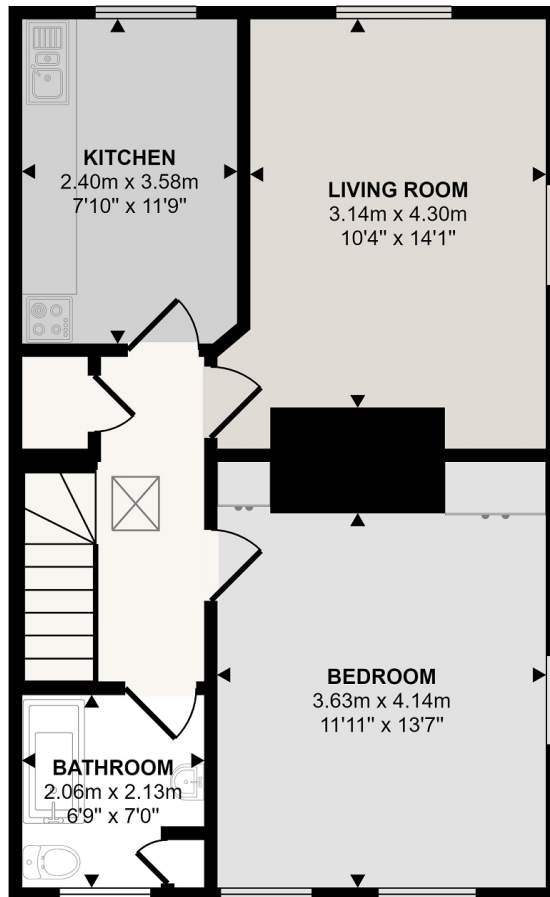
Lease Length - TBC

Maintenance Fee - TBC

Ground Rent - TBC



Approx Gross Internal Area
55 sq m / 591 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	
(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.

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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.