



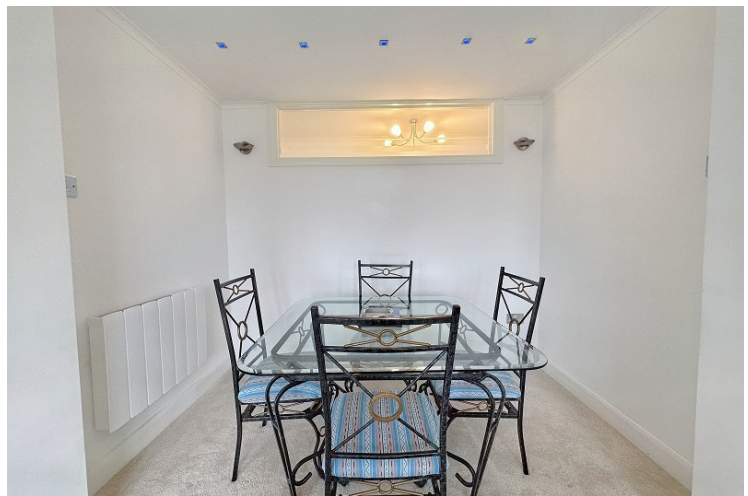
21 Hume Court, South Road, Hythe, Kent. CT21 6AD

Guide Price **£290,000**



- Well presented first floor apartment
- Two double bedrooms
- Stones throw from the beach
- Level walking distance to the town
- Allocated parking space & no onward chain

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



A well presented two bedroom first floor apartment only a stones throw to the beach enjoying double glazing & electric radiators throughout with the added benefit of an allocated parking space to the rear and no onward chain. The property comprises of a hallway, living/dining room, kitchen, two double bedrooms, bathroom and WC.

Situated only a stones throw from Hythes unspoilt promenade, the Cinque Port town centre of Hythe is within easy walking distance and offers a good selection of independent shops together with the all important Waitrose store, Icelands, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of Hythe and offers recreations facilities, doctors surgeries, dentists, council offices and library are also all available within the general town centre area, high speed rail services are available from both Folkestone stations giving fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, the nearby town of Folkestone also offers a good selection of shopping facilities and amenities, including the Folkestone sports centre, the Leas Cliff hall; attracting regular acts and shows and the Harbour arm, which has been subject much re development in recent years and offers an outdoor cinema, pop-up market and a good selection of bars and eateries, including the champagne bar in the old lighthouse. Across the harbour on the old railway bridge, you will find the award winning Rock salt restaurant and Folkestone sandy beach, together with the old high street with its eclectic range of restaurants, shops and art galleries.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with stairs leading to

FIRST FLOOR

HALLWAY

with electric radiator, coats cupboard with hanging rail and shelving over, high level glazed window to living room

BEDROOM

with UPVC double glazed windows overlooking rear, electric radiator, built in wardrobe with hanging rail and shelving over

BEDROOM

with UPVC double glazed window overlooking rear, built in cupboard with hanging rail and shelving over, radiator

BATHROOM

with tile effect vinyl flooring, hand basin with mixer tap over, floor to ceiling tiling, P shaped bath with glass shower screen and electric shower over, towel radiator

SEPARATE WC

with tile effect vinyl flooring, WC, localised tiling

LIVING/DINING ROOM

with UPVC double glazed windows overlooking front, two electric radiators

KITCHEN

with tile effect vinyl flooring, UPVC double glazed window overlooking front, a selection of high and low level kitchen cupboards, laminate worktops with matching up stands, localised tiling, one bowl stainless steel sink with mixer taps over, freestanding oven with four ring hob and extractor fan over, space for tall fridge freezer, space and plumbing for washing machine or dishwasher, airing cupboard housing emersion heater for hot water and storage space under

OUTSIDE

The property has the added benefit of an allocated parking space which is located to the rear of the apartments.

Tenure - Leasehold

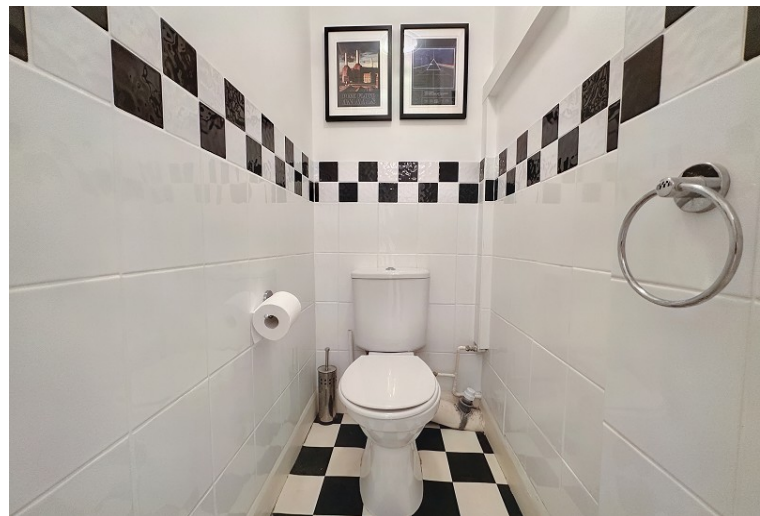
Council tax - Band C

Local Authority - Folkestone & Hythe District Council

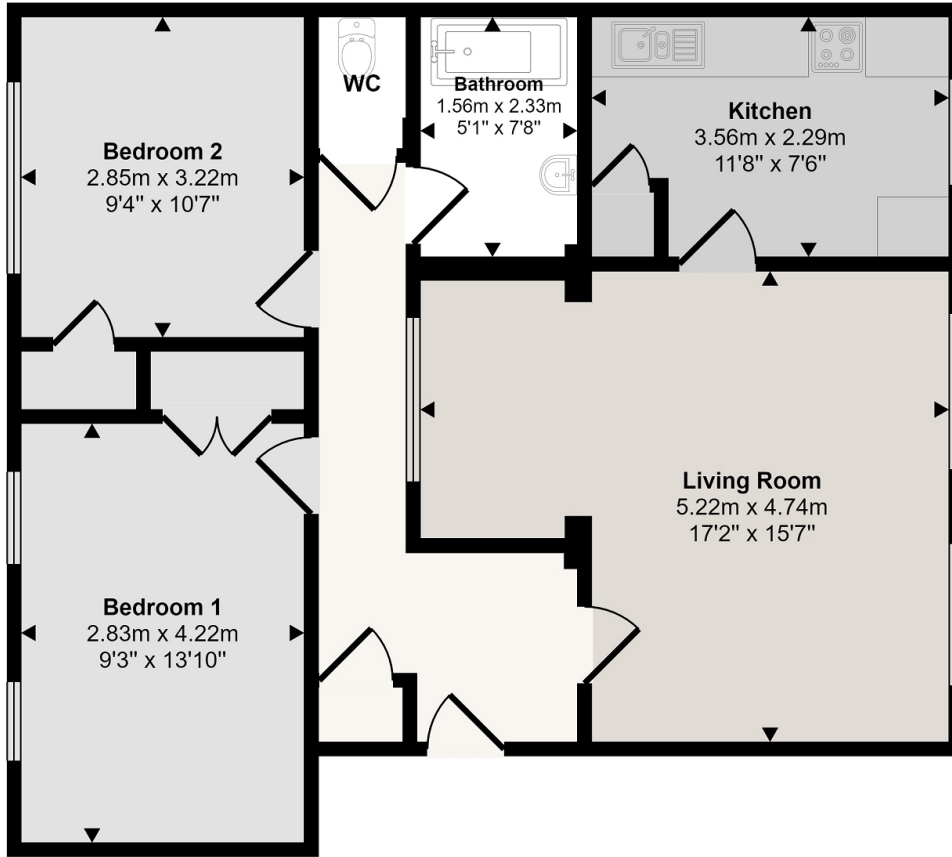
Lease Length -91 years remaining

Maintenance Fee - £1800 Per annum

Ground Rent - £150 Per annum



Approx Gross Internal Area
70 sq m / 756 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		85
(69-80) C	71	
(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.