



15 The Dene, Hillside Street, Hythe, Kent. CT21 5LG

Guide Price **£199,995**



- Purpose built first floor apartment
- One double bedroom
- Beautiful communal gardens
- Close to town centre
- Ground floor storage cupboard

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



Situated just off Hythes high street which offers a good selection of independent shops, cafes, bars, restaurants and pubs as well as the all-important Waitrose store, Iceland, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of the town and Hythe enjoys an unspoilt promenade. Doctors surgeries, dentists, library and council offices are all also located within the general town centre area. High speed rail services are available from both Folkestone railway 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.

A one bedroom purpose built first floor apart benefiting from mostly double glazing, electric radiators throughout and a raised view over beautiful mature communal gardens. The apartment comprises of hall, living/dining room, kitchen, shower room & bedroom and also has the added benefit of a ground floor storage cupboard.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with stairs leading to and access to private store cupboard

FIRST FLOOR

HALLWAY

with airing cupboard, panel heater

LIVING/DINING ROOM

with two panel heaters, UPVC double glazed window overlooking front, UPVC double glazed window overlooking communal gardens, floor to ceiling glazed window overlooking front with door to side accessing balcony

KITCHEN

with vinyl flooring, a selection of high and low level kitchen cabinets, UPVC double glazed window overlooking front, one bowl stainless steel sink, washing machine, localised tiling, integrated oven, four ring hob with extractor fan over, integrated fridge, larder cupboard with shelving

BEDROOM

with panel heater, UPVC double glazed window overlooking communal gardens, built in wardrobes with hanging rail & shelving over

SHOWER ROOM

with vinyl tile effect flooring, WC, shower cubicle with glass shower screen and electric shower over, stainless steel towel radiator, localised tiling, hand basin with mixer taps over, two storage cupboards with shelving

OUTSIDE

The property enjoys the use of the extensive communal gardens, which are attractively laid to lawn with established shrubs, plants and trees.

Tenure - Leasehold

Council tax - Band C

Local Authority - Folkestone & Hythe District Council

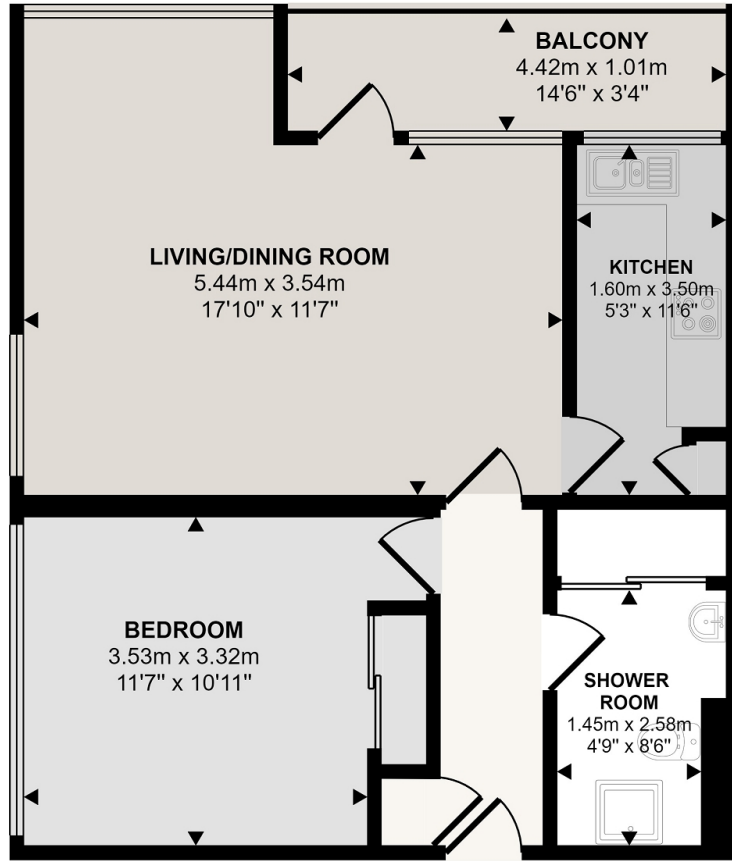
Lease Length - 999 years from 1965

Maintenance Fee -£1720 Per annum

Ground Rent -£50 Per annum



Approx Gross Internal Area
54 sq m / 581 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		77
(55-68) D	58	
(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.

C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421
properties@crchildandpartners.co.uk

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.