



3 Blythe Court, Prospect Road, Hythe, Kent. CT21 5JS

Guide Price £105,000



- Retirement apartment
- Ground floor
- One bedroom
- Close level walking to town centre
- Communal areas

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





Situated within close level walking distance to Hythes High Street with its good selection of independent shops together with a Waitrose, Aldi and Sainsburys store. The historic Royal Military Canal runs through the centre of the town and Hythes unspoilt promenade offers pleasant walks. Doctors Surgeries, Dentists and Library are also all located within the general town centre area. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West approximately 15 minutes by car giving fast services to St Pancras London in just over fifty minutes. The area is also well serviced by golf courses including the Hythe Imperial, Sene Valley and Etchinghill.

A one bedroom ground floor retirement apartment property benefiting from well-proportioned accommodation throughout including living room, kitchen, bedroom & bathroom. Forming part of this popular retirement development which offers communal facilities including a large lounge and conservatory, communal kitchen, hairdressing salon, laundry room with washing machine and dryer, outside drying area and communal parking to the rear of the block.



## GROUND FLOOR

### ENTRANCE HALL

with electric heater, fusebox, built in cupboards with airing cupboard to one side with hot water tank to other side

### LIVING ROOM

with UPVC double glazed windows overlooking front, electric heater, opening into

### KITCHEN

with tile effect vinyl flooring, a mixture of high and low level kitchen cabinets, laminate worktops, one bowl stainless steel sink, integrated fan assisted oven, four ring hob with extractor fan over, localised tiling, freestanding Bosch washer/dryer, freestanding fridge freezer

### BEDROOM

with electric heater, UPVC double glazed window overlooking front, built in wardrobes with hanging rails and shelving over

### BATHROOM

with tile effect vinyl flooring, WC, tiling floor to ceiling, hand basin with mixer taps over, panelled bath with electric shower over, towel radiator

### OUTSIDE

To the rear there is communal parking facilities on a first come/first served basis as well as an outside drying area

**Tenure** - Leasehold

**Council tax** - Band C

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

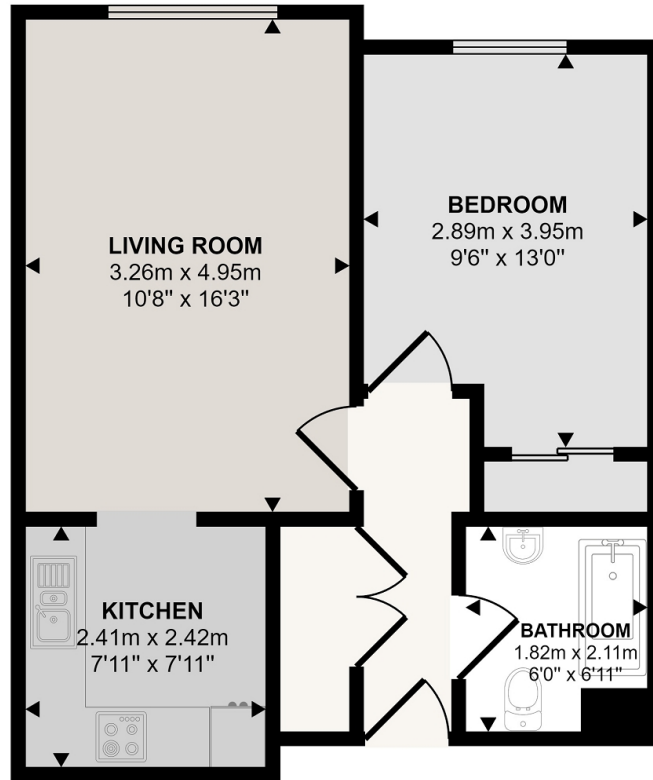
**Lease Length** - £TBC

**Maintenance Fee** - £TBC

**Ground Rent** - £TBC



Approx Gross Internal Area  
45 sq m / 484 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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.