



6 Newmans Close, Hythe, Kent. CT21 6BF

Guide Price **£294,995**



- Modern first floor apartment with stairs and lift
- Two bedrooms
- Ideally located close to the town centre & sea
- Covered allocated parking space
- No onward chain

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



Situated on this small, modern development conveniently situated between the town centre and seafront, the town centre offering a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. Oakland's Health Centre, the Library and dentist are all located close by. Hythe benefits from an unspoilt promenade and the historic Royal Military Canal which runs through the centre of the town. 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 access to St Pancras London in just over fifty minutes.

A well presented, modern two bedroom first floor apartment in this private residential development in the heart of Hythe, ideally located within level walking distance of the seafront and town centre. Constructed by Walker Quality Homes, the property offers all you would expect in a modern home including a fitted kitchen with integrated appliances, a fully tiled contemporary shower room, UPVC double glazed windows and gas fired central heating, new gas fired boiler Additional benefits include a covered allocated parking space and personal store room. Your earliest inspection is highly recommended.

## COMMUNAL ENTRANCE HALL

with stairs and lift to

## FIRST FLOOR

### SPACIOUS ENTRANCE HALL

with wood effect laminate flooring, radiator, cupboard housing new gas fired boiler and RCD fusebox, cupboard with shelving

### BEDROOM

with UPVC double glazed windows overlooking front , new carpet, radiator

### SHOWER ROOM

with tiling floor to ceiling, WC, hand basin with mixer tap over, shower cubicle, radiator

### BEDROOM

with UPVC double glazed frosted window, new carpet, radiator

### OPEN PLAN LIVING ROOM/KITCHEN

comprising of

#### LIVING AREA

with wood effect laminate flooring, UPVC double glazed doors with Juliet balcony, radiator, wall lights

#### KITCHEN

with tiled flooring, a selection of high and low kitchen cabinets, solid wood worktops, localised tiling, integrated fan assisted oven, four ring hob with extractor fan over, integrated AEG washing machine, integrated under counter fridge, integrated under counter freezer, one bowl stainless steel sink, integrated dishwasher, under cabinet LED light, breakfast bar

#### OUTSIDE

The property benefits from a covered allocated parking space by the main entrance, behind which is a personal store room with power and light.

**Tenure** - Share of Freehold

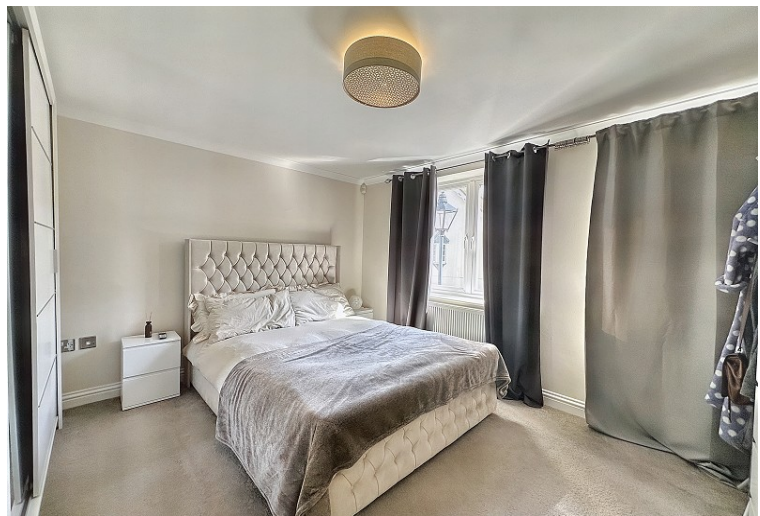
**Council tax** - Band C

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

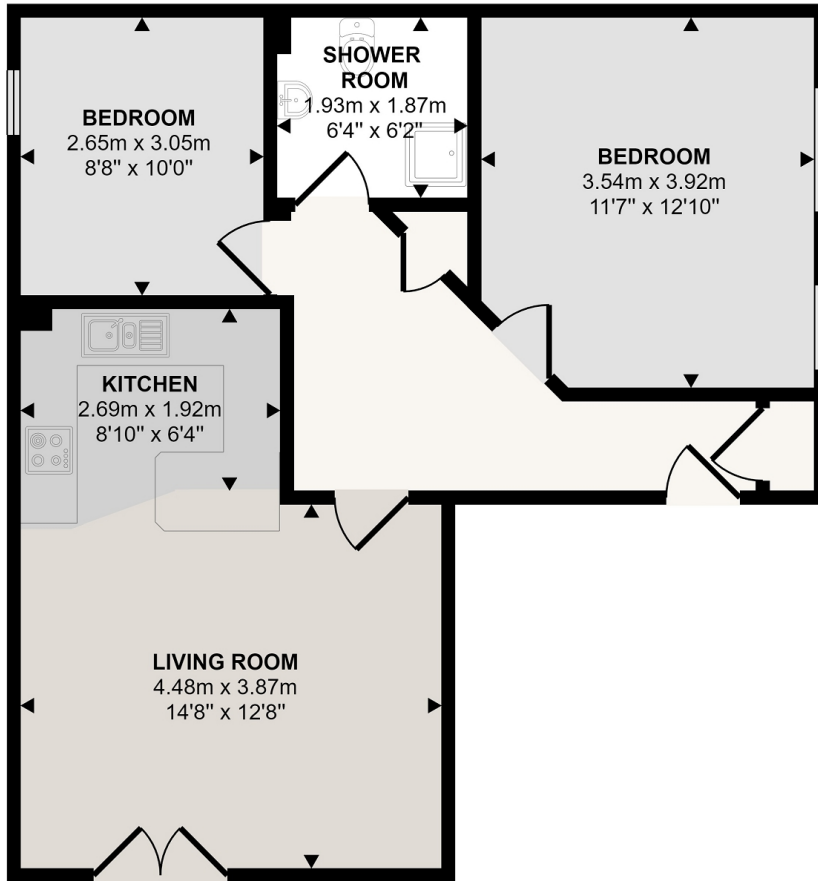
**Lease Length** -

**Maintenance Fee** - £1000

**Ground Rent** - £n/a



Approx Gross Internal Area  
65 sq m / 701 sq ft



**Floorplan**

Approx 61 sq m / 653 sq ft

**Store Room**

Approx 4 sq m / 48 sq ft

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>		81
(69-80) <b>C</b>	79	
(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.