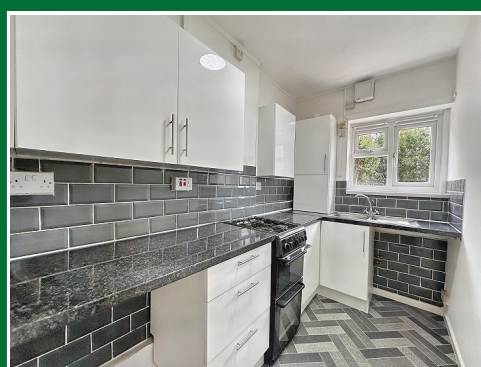




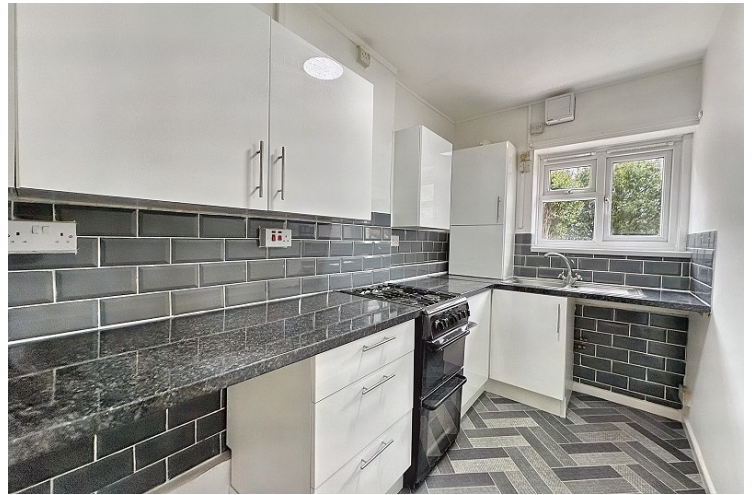
15 Hillside Court, Hillside Street, Hythe, Kent. CT21 5EH

Guide Price **£179,995**



- Garden apartment
- One double bedroom
- Newly decorated throughout
- Private garden
- Short walk to the 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 waking 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 garden apartment comprising of living room, kitchen, bedroom, bathroom & hallway enjoying access to a private garden. 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.

ENTRANCE PORCH

with UPVC double glazed front door, tiled flooring, storage cupboard, glazed front door leading into

ENTRANCE HALL

with radiator, airing cupboard with shelving

LIVING ROOM

with UPVC double glazed door leading onto garden, radiator, fireplace with tiled hearth and wood surround

KITCHEN

with wood effect vinyl flooring, radiator, a selection of high and low level kitchen cabinets, one bowl stainless steel sink with mixer tap over, UPVC double glazed window overlooking rear garden, space and plumbing for washing machine, cupboard housing gas fired boiler, space for under counter appliance, freestanding oven with four ring gas hob

BEDROOM

with radiator, glazed window overlooking front, radiator, selection of built in cupboards

BATHROOM

with tile effect flooring, WC, panelled white bath with shower over and glass shower screen, radiator, UPVC double glazed frosted window, hand basin with mixer tap over and modern storage cupboard under

OUTSIDE

The property enjoys a low maintenance private rear garden with a decked seating area leading onto an area being laid to slate.

Tenure - Leasehold

Council tax - Band A

Local Authority - Folkestone & Hythe District Council

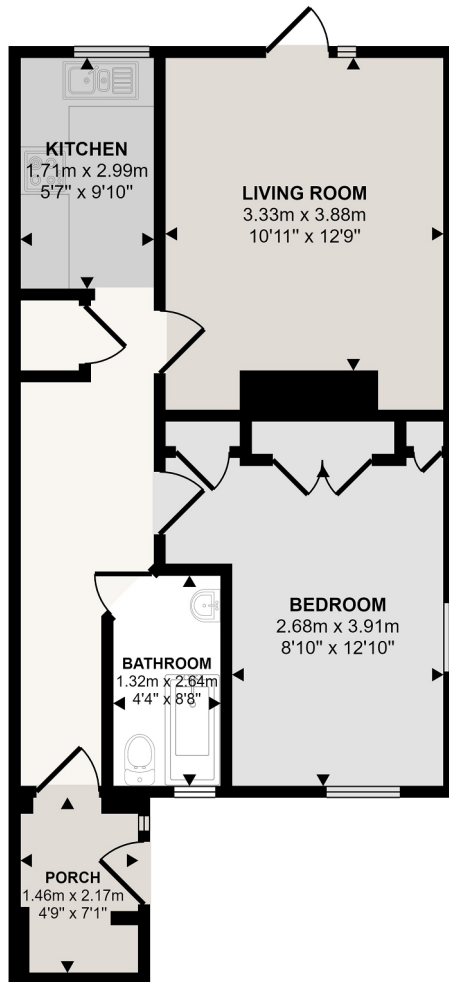
Lease Length -TBC

Maintenance Fee - £TBC

Ground Rent - £TBC



Approx Gross Internal Area
51 sq m / 548 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	68	
(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
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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.