



1 The Paddocks Prospect Road, Hythe, CT21 5FH

Guide Price £449,950



- Ground floor apartment
- Two bedrooms
- Luxury finishes throughout
- Remainder of 10 year new build warranty
- Private entrance & garden

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



A ground floor two bedroom flat with private entrance & garden, located within short walking distance of Hythe Town Centre. Designed by Guy Hollaway & built by Douglas Estates, a local builder of high repute, The Paddocks successfully blends state of the art design with an exceptionally high quality finish and offers many high end finishes such as the Tradex high quality German kitchen, Porcelanosa tiled bathroom & en-suite, gas fired under floor heating and oak doors throughout.

Situated in a central town location , the town centre offering a good selection of local shops and amenities including doctors surgeries, council offices and library. The town also boasts Waitrose and Sainsburys stores. Primary schooling is located just off nearby Hythes green with secondary schooling being available in Saltwood and Folkestone. Sandling main line railway station, 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 station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

## ENTRANCE HALL

with double glazed aluminium front door, wood effect Karndean flooring, utility cupboard

## OPEN PLAN LIVING ROOM/ KITCHEN/DINER

Comprising of

### LIVING/DINING AREA

with wood effect karndean flooring, floor to ceiling double glazed aluminium framed windows overlooking garden with built in blinds, double glazed aluminium framed sliding doors leading to rear garden with built in blinds, wall mounted air conditioning unit

### KITCHEN AREA

with wood effect Karndean flooring, a selection of high and low level Tradex kitchens cabinets including pan drawers, integrated Siemens fridge freezer, integrated Siemens fan assisted oven and integrated microwave oven, Siemens induction hob with Siemens extractor fan over, Corean worktop with matching up stands, seamless Korean one and a half bowl sink, integrated Siemens dishwasher

### BEDROOM

with double glazed aluminium framed windows overlooking garden with built in blinds, built in double wardrobe with sliding doors with hanging rails and shelving over, wall mounted air conditioning unit

### EN-SUITE

with modern Porcelanosa tiling floor to ceiling, wall hung WC with concealed cistern, hand basin with mixer taps over and modern storage cupboard under, large fitted mirror with LED down lights over, corner shower cubicle with rainfall shower and separate hand attachment, stainless steel towel radiator

### BEDROOM

with double glazed aluminium framed windows with built in blinds, two wardrobes with hanging rails and shelving and shelving over

### BATHROOM

with modern Porcelanosa tiling floor to ceiling, WC, hand basin with mixer taps over, large fitted mirror with led down lighters over, tiled front bath with mixer taps over with rainfall shower and separate hand attachment, glass shower screen

### UTILITY CUPBOARD

with gas fired boiler, pressurised hot water cylinder, space and plumbing for washing machine, air filtration system with heat retention system, RCD fuse box, under floor heating manifold

### OUTSIDE

The property enjoys a low maintenance garden which is mainly brick block patio with a selection of boxers with planting, there is also gates that lead out onto the road at the front allowing parking for one car. The property has the added benefit allocated secure under croft parking space with electric car charger, a storage cupboard.

**Tenure** - Share of Freehold

**Council tax** - D

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

**Lease Length** - 999 years

**Maintenance Fee** - £732.40 per half annum





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>		
(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.

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