



49 High Street, Hythe, Kent CT21 5AD



## 12 MILLBROOK MILL ROAD, HYTHE

**£235,000 Leasehold**

**NO ONWARD CHAIN**

**This first floor flat forms part of a well regarded development on level ground at the eastern end of the High Street. The property offers a generous living space with Juliet balcony, kitchen, two comfortable bedrooms and a bathroom. There is a garage to the rear and visitors parking. EPC C**



**12 Millbrook  
Mill Road  
Hythe  
CT21 5PQ**

**Communal Hallway with Entry Phone System,  
Entrance Hall, Sitting/Dining Room Open Plan to Kitchen,  
Two Bedrooms, Bathroom  
Communal Gardens, Visitor Parking and Garage**

**DESCRIPTION**

Millbrook is a small and well regarded development of purpose built flats which are well situated for access to local amenities. The subject property is on the first floor of the property and enjoys a southerly aspect meaning that available sunlight is maximised throughout the day particularly in the dual aspect sitting/dining room. The flat offers very comfortable accommodation including a fitted kitchen, two comfortable bedrooms and a bathroom and is well catered for with ample storage throughout.

To the rear of the building is a car parking area with allocated visitors parking and access to the garage.

**SITUATION**

Station Road is situated within in a prime central location, on level ground, close to a bus route and just a short walk from the Royal Military Canal, Waitrose and the vibrant High Street with its range of interesting shops, boutiques, restaurants and cafes. The town is also well served with a choice of four supermarkets including Waitrose, Sainsburys and Aldi together with doctors surgeries, dentists etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)





The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Entrance is from Mill Lane and from the parking area to the rear, staircase to 1st floor, door to:-

### **ENTRANCE HALL**

Built in storage/heated linen cupboard, further built-in storage cupboard, radiator, doors to:-

### **SITTING/DINING ROOM**

Coved ceiling, double glazed window to front, bay with double glazed sliding patio doors opening to Juliet balcony to front, radiator, serving hatch to kitchen.

### **KITCHEN**

Fitted with a comprehensive range of base cupboard and drawer units incorporating recesses for washing machine and slimline dishwasher, roll top work surface inset with sink and drainer unit with mixer tap, four burner electric hob, tiled splashback, coordinating wall cupboards, integrated eye-level double oven/grill, wall hung Ideal Logic gas fired boiler, space for freestanding fridge/freezer, double glazed window to side, radiator.

### **BEDROOM**

Built in wardrobe cupboard, coved ceiling, double glazed window to rear, radiator.

### **BEDROOM**

Built in wardrobe cupboard, coved ceiling, double glazed window to rear, radiator.

### **BATHROOM**

Panelled bath fitted with glazed screen and wall mounted Myra shower, low level WC, pedestal wash basin, tiled walls, extractor fan, radiator.

### **OUTSIDE**

Millbrook is surrounded by delightful communal gardens with Visitors parking to the rear where the property benefits from a garage en-bloc.

**LEASE:** 99 years circa September 2006.

**SERVICE CHARGE:** £450 per quarter.

**GROUND RENT:** £285.48 per annum.

All information to be verified between solicitors.

**EPC Rating Band C.**

### **COUNCIL TAX**

Band C approx. £2044.14 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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# Millbrook, Hythe, CT21

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft

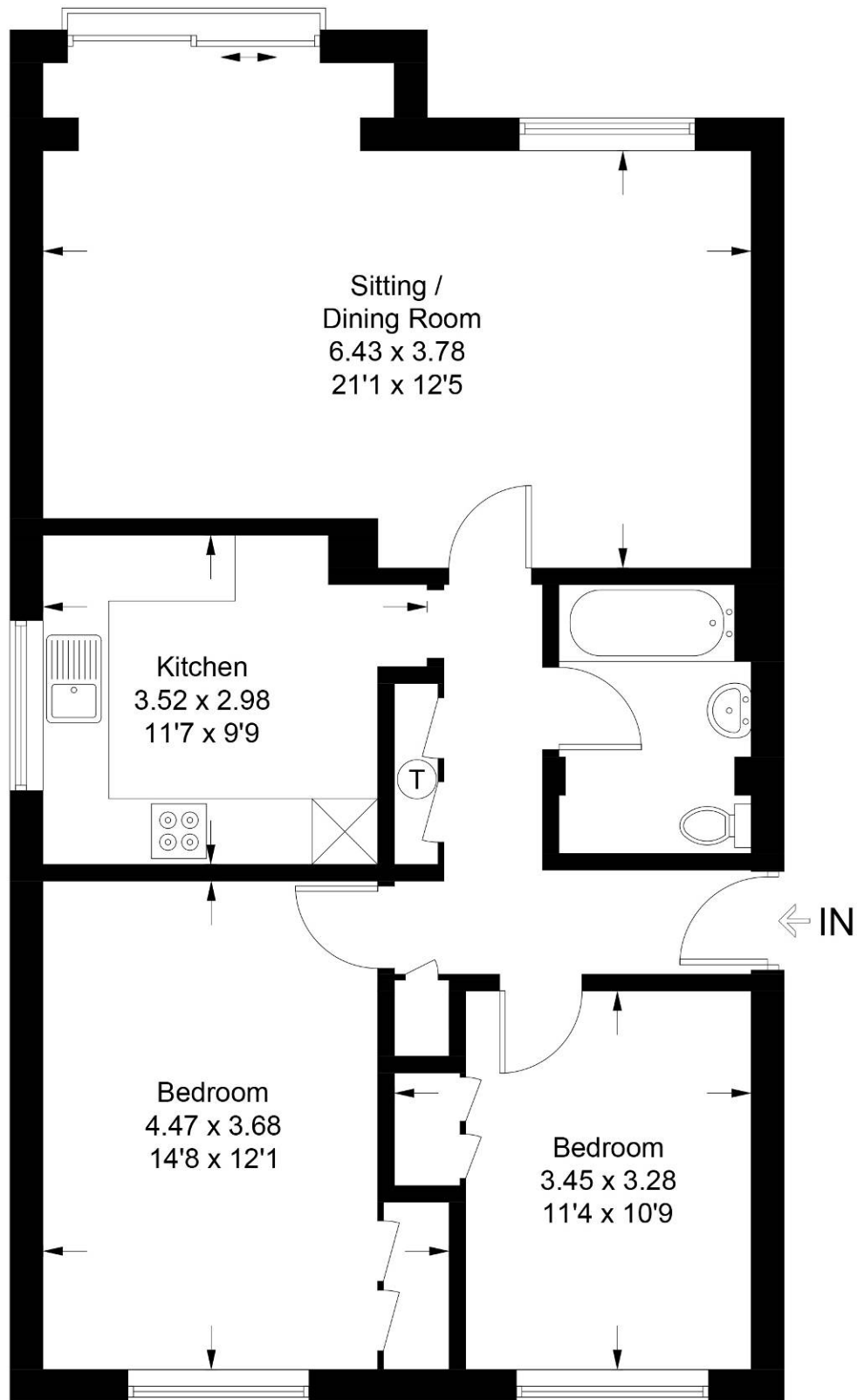


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