



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



6 NEWMANS CLOSE, HYTHE

Forming part of an attractive mews style development based around a central courtyard and situated in a sought after location on level ground between the town centre and the beach, a first floor apartment, served by a lift and offering a spacious open plan living space and 2 bedrooms. Store room and covered parking. EPC C

£286,000 Leasehold
To include a share in the freehold



6 Newmans Close, Hythe CT21 6BF

Communal Entrance Hall with Lift and Stairs to 1st Floor, Entrance Hall, open plan Kitchen/Dining/Living Space, Two Bedrooms, Bathroom Covered Allocated Parking Space and adjoining Store Room

DESCRIPTION

This spacious first floor apartment forms part of a well situated mews style development which is within a relatively short walk of the town centre and of the beach. The property, which is served by a lift, offers circa 653 square feet of light, airy and attractively presented accommodation comprising a generous entrance hall leading to a spacious open plan kitchen/dining/living space with Juliet balcony, two double bedrooms and a bathroom. A new boiler was installed circa 2022.

The property also benefits from an allocated covered parking space with an exceptionally useful, adjoining store room adding a further 48 square feet to the footprint.

SITUATION

Newmans Close is accessed from St Leonards Road, a particularly sought after residential location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with 4 supermarkets (including Waitrose, Aldi and Sainsburys) and range of independent shops and restaurants. There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, golf courses, swimming pool and water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, stairs and lift rising to 1st floor landing, door to:

ENTRANCE HALL

Timber effect flooring, coved ceiling, access to deep storage cupboard housing Ideal gas fired boiler, radiator, further shelved storage cupboard, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space with timber effect flooring, wall light points, coved ceiling, double glazed casement doors opening to Juliet balcony, radiator, open plan to kitchen area which is fitted with a range of base cupboard and drawer units incorporating integrated fridge, freezer, washing machine, dishwasher and electric oven, square edged wood block work surfaces inset with four burner halogen hob and stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards incorporating shelving and extractor hood above the hob, tiled floor.



BEDROOM

Coved ceiling, two double glazed windows to front, radiator.

BEDROOM

Coved ceiling, double glazed window to rear, radiator.

SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low level WC, pedestal wash basin, tiled floor, tiled walls, coved ceiling, extractor fan, radiator.

OPEN CARPORT with deep **STORAGE CUPBOARD** to the far end supplied with power and light.

LEASE DETAILS

Remainder of a 999 year lease which commenced circa 20 years, share of freehold include.

SERVICE CHARGE

We are advised that the current service charge is circa £1250 per annum.

NB We are advised that the external weather boarding was redecorated in 2023 with a 12 year paint product guarantee.

All information should 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.**

NOTES

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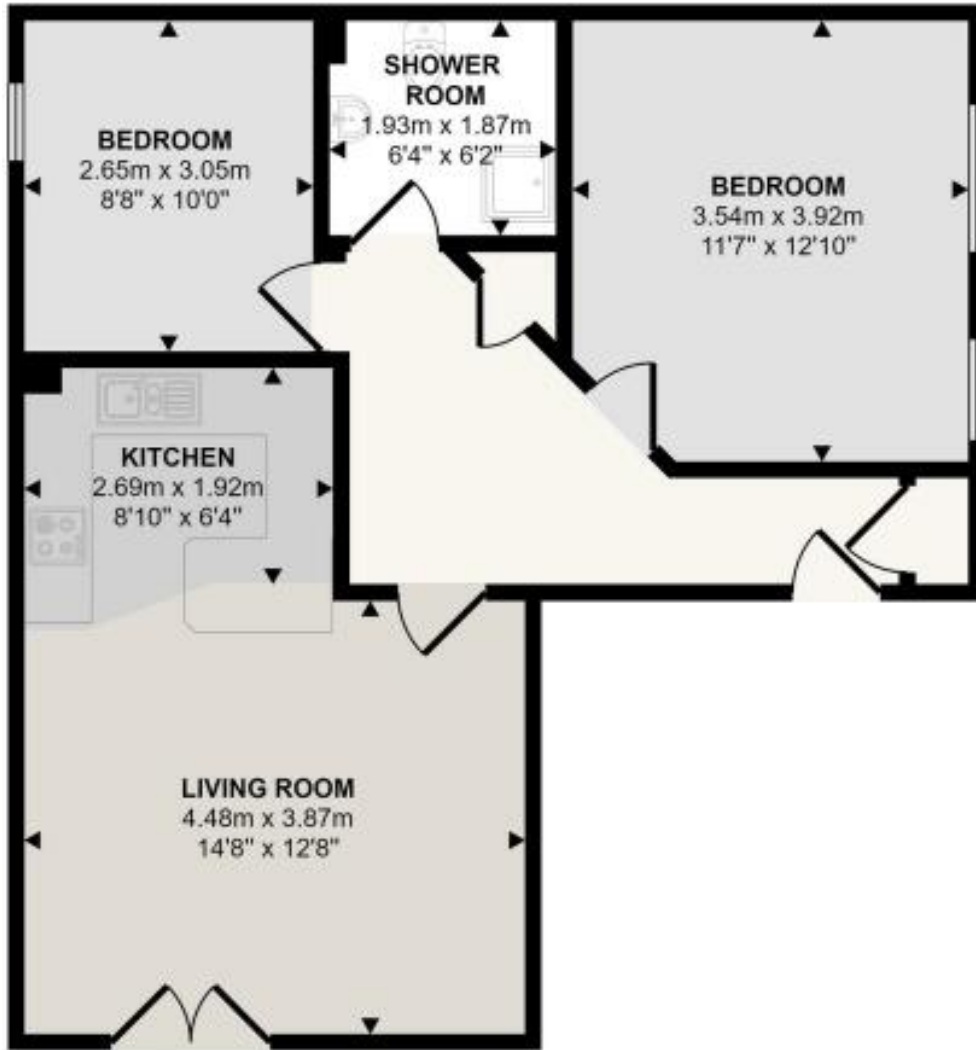






NOTES

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.