



49 High Street, Hythe, Kent CT21 5AD



40 WORTHINGTON LODGE EAST STREET, HYTHE

£135,000 Leasehold

Worthington Lodge is an exclusive development of highly regarded retirement apartments for those aged 55 and above. On the top floor, this comfortable apartment offers a generous living room, well fitted kitchen, bedroom, shower room and ample storage. Resident s lounge, laundry facilities, guest suite, parking.



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40 Worthington Lodge

2 East Street

Hythe CT21 5NG

**Entrance Hall, Sitting/Dining Room, Kitchen
Bedroom, Shower Room**

**Communal Facilities: Resident s Lounge, Lift Service, Laundry Room
Guest Suite, Parking, Lodge Manager**

DESCRIPTION

Worthington Lodge is a purpose-built development comprising around thirty nine one and two bedroom retirement apartments constructed by Churchill Retirement Living circa 2008. The development carries a strong reputation and has the benefit of a Lodge Manager who can be contacted from a personal pendant or variety of call points throughout the building and in the event of a problem arising out of hours there is the support of the 24hr Careline response system. The building is age restricted to those aged 55 or above.

The apartment is well presented and offers comfortable accommodation with an entrance hall incorporating ample storage, generous living room, well fitted kitchen, a double bedroom and a shower room.

Residents at Worthington Lodge also benefit from the use of a laundry room, a very attractive residents lounge guest suite and residents parking area.

SITUATION

East Street is situated within in a prime central location, on level ground, on 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, together with 4 supermarkets, 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. Eurostar trains to Paris and Brussels also depart from the latter. 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:

ENTRANCE HALL

A generous space with access to deep recessed storage cupboard housing hot water cylinder, access to further recessed storage

cupboard, entry phone system dado rail, coved ceiling, electric heater, doors to:



SITTING/DINING ROOM

Attractive fireplace surround with electric fire above a coordinating hearth, double glazed window to front, electric heater.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated fridge and freezer, roll top work surfaces inset with stainless steel sink and drainer unit and 4-burner Halogen hob, tiled splashbacks, coordinating wall cupboards incorporating extractor hood above the hob, integrated eye-level oven, coved ceiling, extractor fan.

BEDROOM 1

Fitted wardrobe cupboard concealed by sliding mirrored doors, coved ceiling, double glazed window to rear, electric heater.

SHOWER ROOM

Twin sized shower enclosure with thermostatically controlled shower, low level WC, wash basin with vanity cupboards below, part tiled walls, extractor fan, electric heated towel rail, wall mounted electric heater.

OUTSIDE

Resident s parking.

RESIDENTS FACILITIES: Personal alarm calls, lift service, communal lounge, laundry room, guest suite, social activities.

LEASE: 125 years from 2008.

SERVICE CHARGE: 2024/25: £2,900 per annum (paid in two six-monthly instalments).

GROUND RENT: 2024/25: £750 per annum (paid in two six-monthly instalments).

Age Restriction: Minimum age for occupants/owners is 55 years.

Clawback: Upon legal completion the Leaseholder/Vendor shall pay 1% of the sale price plus VAT in the Sinking Fund Charge.

COUNCIL TAX

Band B approx. £1,788.63 (2024/25)
Shepway District Council.

VIEWING

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

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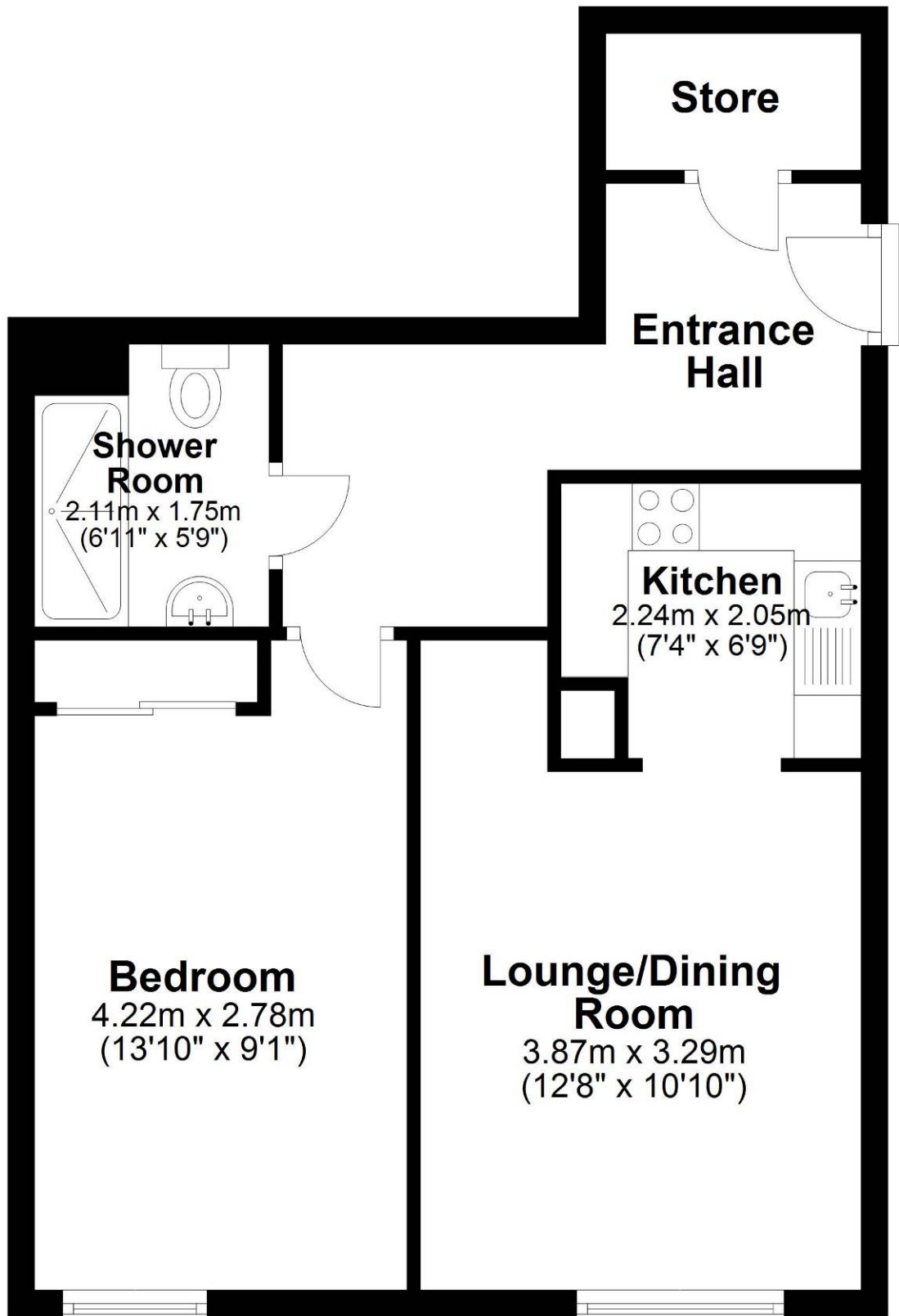




NOTES

Third Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective



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