



49 High Street, Hythe, Kent CT21 5AD



## APARTMENT 5 KENT COTTAGE, CHAPEL STREET, HYTHE

**£265,000 Leasehold**

A superb second floor, two bedroom purpose built apartment in a prime central location. The property benefits from underfloor heating throughout, is beautifully presented and finished to a high standard, there is a spacious open plan living space opening to the secluded terrace and one bedroom has an en-suite. EPC C.



# Apartment 5 Kent Cottage Chapel Street, Hythe CT21 5BE

## Communal Hallway, Entrance Hall, Open Plan Kitchen/Dining/Living Space, Secluded Terrace, Two Bedrooms (one with En-Suite Shower Room), Bathroom, Utility Cupboard

### DESCRIPTION

Kent Cottage occupies a prime position in a desirable central location and has been thoughtfully developed to blend seamlessly with the neighbouring period properties. This luxury development, which was completed in 2017, comprises four apartments. This stunning second floor apartment benefits from a large south facing terrace with pleasant views towards the Royal Military Canal accessed from the particularly generous open plan living space which incorporates a sleek modern kitchen with integrated appliances. There is also a separate utility cupboard with space for a washing machine and additional storage. The two double bedrooms are to the rear of the building, the principal room with an en-suite shower room and Juliet balcony enjoying pleasant rooftop views towards St Leonards Church and Hythe's pretty hillside. There is also a smart modern bathroom and the advantage of underfloor heating throughout. The property also benefits from solar panels.

### SITUATION

Chapel Street is a desirable and convenient central location on level ground, moments from the seafront with its long stretches of shingle beach and between the Royal Military Canal and the bustling High Street with range of independent shops, boutiques, cafes and restaurants. The town is also well served by four supermarkets (including Waitrose, Aldi and Sainsburys). There are a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket, squash and golf clubs, water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles distant.

The area is convenient for commuting to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Sandling just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West, 5 miles).

(All distances are approximate.)

The accommodation comprises:

#### COMMUNAL HALLWAY

Entry phone system, stairs rising to 2nd floor landing, door to:

#### ENTRANCE HALL

Timber effect flooring with underfloor heating, door giving access to deep walk-in **utility cupboard** with provision for washing machine and shelving, access to loft space, doors to:





## **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

A general space united by timber effect flooring throughout with underfloor heating, **Kitchen Area** well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated fridge with icebox, integrated electric oven and integrated slimline dishwasher, square edged timber worktops inset with sink and drainer unit with mixer tap, four burner induction hob with opaque glass splashback, coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, double glazed sash window to side, breakfast bar creating a divide between the kitchen and **living space**, recessed lighting, double glazed casement doors (fitted with plantation style shutters) opening to the South facing roof terrace.

## **ROOF TERRACE**

A generous decked terrace enclosed by low walls topped with glass balustrade, a pleasant area in which to relax and dine alfresco and enjoy the rooftop views and sideways view towards the Royal Military Canal.

## **BEDROOM**

Recessed lighting, double glazed casement doors opening to Juliet balcony (fitted with plantation style shutters) to rear from where pleasant rooftop views can be enjoyed towards St Leonards Church, cushioned vinyl flooring with underfloor heating, door to:

## **EN-SUITE SHOWER ROOM**

Well fitted with a contemporary suite comprising walk-in shower enclosure with thermostatically controlled rain-head shower and separate handheld attachment, low-level WC with concealed cistern, wall hung wash basin with mixer tap and vanity drawers below, resin bound floor, walls tiled to half height, illuminated mirror, extractor fan, recessed lighting, wall mounted heated ladder rack towel rail.

## **BEDROOM**

Recessed lighting, double glazed sash window to rear enjoying pleasant rooftop

views to St Leonards Church, cushioned vinyl flooring with underfloor heating.

## **BATHROOM**

Well fitted with a contemporary suite comprising panelled bath with mixer tap and handheld shower, low-level WC with concealed cistern, wash basin with vanity drawers below, resin bound floor, walls tiled to half height, recessed lighting, extractor fan.

## **LEASE DETAILS**

The apartment benefits from the remainder of a new lease.

## **SERVICE CHARGE**

We understand that an annual service charge is payable at £75 PCM.

## **GROUND RENT**

We understand that there is annual ground rent of £200

**NB All information to be verified between solicitors.**

## **EPC Rating Band C**

## **COUNCIL TAX**

Band C approx. £1863.04 (2022/23)  
Folkestone & Hythe District Council.

## **VIEWING**

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

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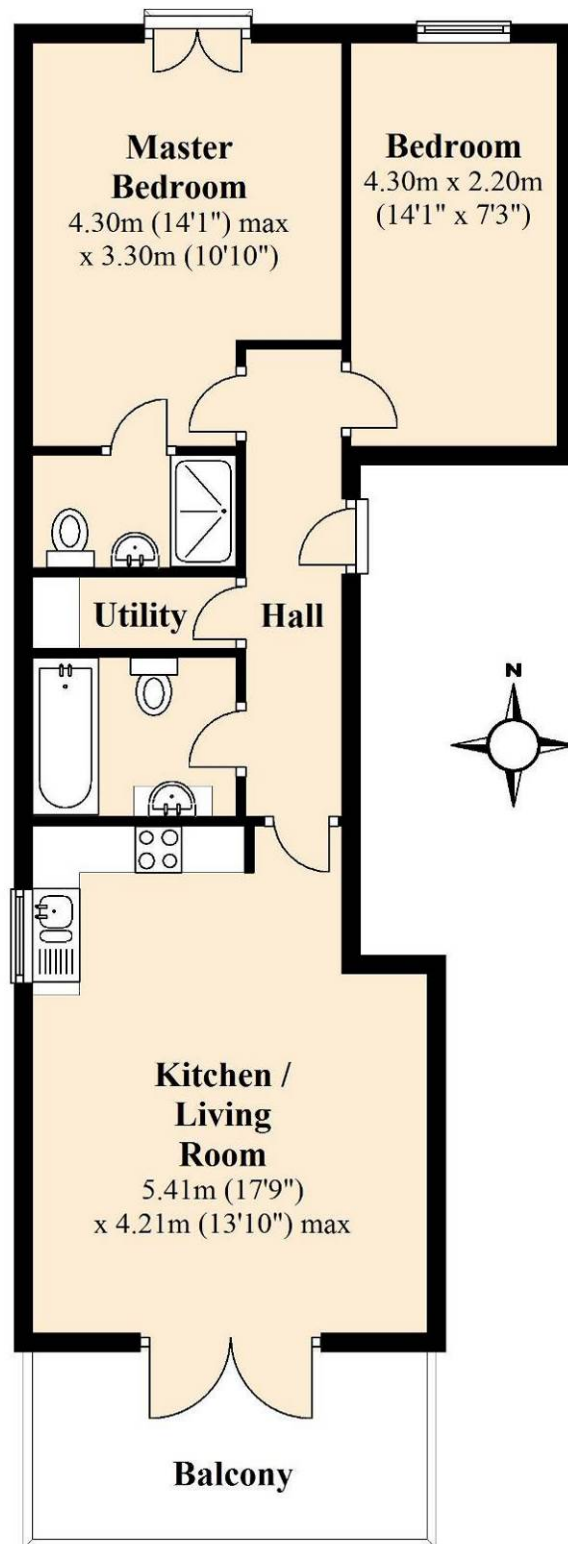






## Second Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



Total area: approx. 58.8 sq. metres (633.1 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.