



49 High Street, Hythe, Kent CT21 5AD



19 WORTHINGTON LODGE EAST STREET, HYTHE

£285,000 Leasehold

Worthington Lodge is an exclusive development of highly regarded retirement apartments for those aged 50 and above. This spacious first floor apartment comprises a generous sitting/dining room, fitted kitchen, two bedrooms, bathroom and ample storage. Resident s lounge, laundry facilities, guest suite, parking. EPC C.



19 Worthington Lodge

2 East Street

Hythe CT21 5NG

Entrance Hall, Sitting/Dining Room, Kitchen
Two Double Bedrooms, Bathroom

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 50 or above.

The apartment has been well cared for and offers comfortable accommodation with an entrance hall incorporating ample storage, generous living room, well fitted kitchen, two double bedrooms and a bathroom.

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, access to loft space, dado rail, coved ceiling, electric heater, doors to:

SITTING/DINING ROOM

Attractive fireplace surround with electric fire above a coordinating hearth, double glazed windows to side and rear, electric heater, coved ceiling, door entry phone, glazed door to:

KITCHEN

Well fitted with a range of base cupboards and drawer units, roll top work surfaces inset with stainless steel sink and drainer unit and 4-burner ceramic hob, tiled splashbacks, coordinating wall cupboards incorporating extractor hood above the hob, integrated eye-level oven, double glazed window, space for freestanding fridge freezer, coved ceiling, wall mounted Dimplex heater, extractor fan.

BEDROOM 1

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

BEDROOM 2

Coved ceiling, double glazed window to rear, electric heater.

BATHROOM

Panelled bath with thermostatically controlled shower over, glazed shower screen, low-level WC, wash basin with vanity cupboard below, shaver point, part tiled walls, wall mounted Dimplex heater, extractor fan, coved ceiling, heated towel rail.

OUTSIDE

Residents parking.

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

LEASE: 125 years from 2008.

SERVICE CHARGE: 2022: £3256.30 per annum (paid in two six-monthly instalments).

GROUND RENT: 2022: £715.48 per annum (paid in two six-monthly instalments).

Age Restriction: Minimum age for occupants/owners is 50 years.

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

EPC Rating C

COUNCIL TAX

Band C approx. £1863.04 (2022/23)
Shepway District Council.

VIEWING

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

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Worthington Lodge, Hythe, CT21

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft

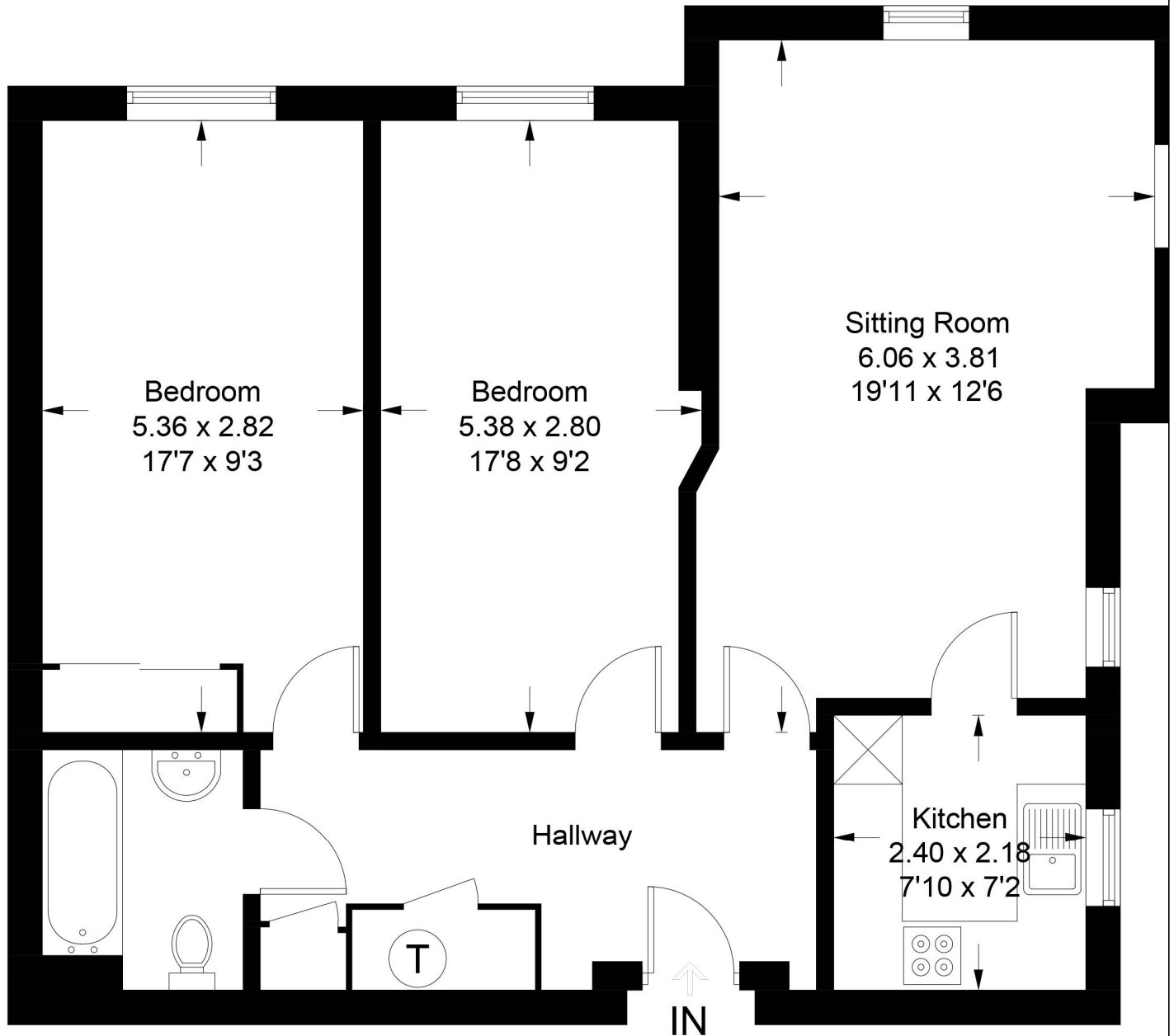


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