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49 High Street, Hythe, Kent CT21 5AD



**FLAT 4, 9 11 DOUGLAS AVENUE
HYTHE**

£295,000 Leasehold

In a prime location just off the high street and within the conservation area, this delightful first floor flat offers attractively presented, well proportioned accommodation which includes a lovely sitting room opening to a west facing balcony, kitchen area, two double bedrooms and a bathroom. Parking space. EPC



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**Flat 4, 9 11 Douglas Avenue
Hythe
CT21 5JT**

**Entrance Hall, Sitting/Dining Room, Kitchen
Two double Bedroom, Bathroom
Balcony
Off Road Parking**

DESCRIPTION

This super first floor flat forms part of a character property located just off the high street and within the conservation area. Would be an ideal investment purchase and is readily lettable or would make a perfect permanent home or lock up and leave.

The property offers attractively presented accommodation of particularly comfortable proportions which comprises an entrance hall, generous living space with access to the west facing balcony and open plan to a well fitted kitchen, two double bedrooms and a bathroom.

The property also has the advantage of a parking space to the front of the building.

SITUATION

Douglas Avenue is within the desirable Conservation Area of the town, just off the bustling High Street, with its variety of interesting shops, boutiques, restaurants and cafes. The town is also well catered for with 4 supermarkets (including Waitrose (opposite the end of the road), Sainsburys and Aldi), dentists, doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 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:

COMMUNAL ENTRANCE HALL

Entered via a substantial timber panelled door, staircase to 1st floor, door to:

ENTRANCE HALL

Entry phone, shelved storage cupboard, coved ceiling, radiator, doors to:

SITTING/DINING ROOM

Attractive original polished marble fireplace surround, coved ceiling, secondary glazed casement doors and windows opening to the balcony, secondary glazed floor to ceiling window, radiators, square opening to:

KITCHEN

Range of base cupboard and drawer units incorporating integrated electric oven and spaces for freestanding dishwasher and washing machine, square edged worktops, stainless steel sink and drainer unit fitted with mixer tap, four burner gas hob, coloured glass splashbacks, range of coordinating wall cupboards with extractor hood above the hob, housing for freestanding fridge/freezer, coved ceiling, anglepoise lighting.

BALCONY

A generous space spanning the width of the flat, decked, enclosed by timber balustrade.

BEDROOM

Secondary glazed window to rear, radiator, coved ceiling.

BEDROOM

Wardrobe space to side of chimney breast, coved ceiling, secondary glazed window to rear, radiator.

BATHROOM

Panelled bath fitted with thermostatically controlled rain head shower and glazed shower screen, pedestal wash basin, low-level WC, tiled floor, tiled walls, coved ceiling, obscured window to side, heated ladder rack towel rail.

OUTSIDE

PARKING

To the front of the building flat for benefits from an allocated parking space.

Lease details

We understand that flat four has circa 69 years remaining on its lease, (TBC) and information to be confirmed between vendors and purchasers solicitors.

SERVICE CHARGE

£1150 per annum (2 x payments of £575.00 in January and June).

EPC RATING Band TBC

COUNCIL TAX

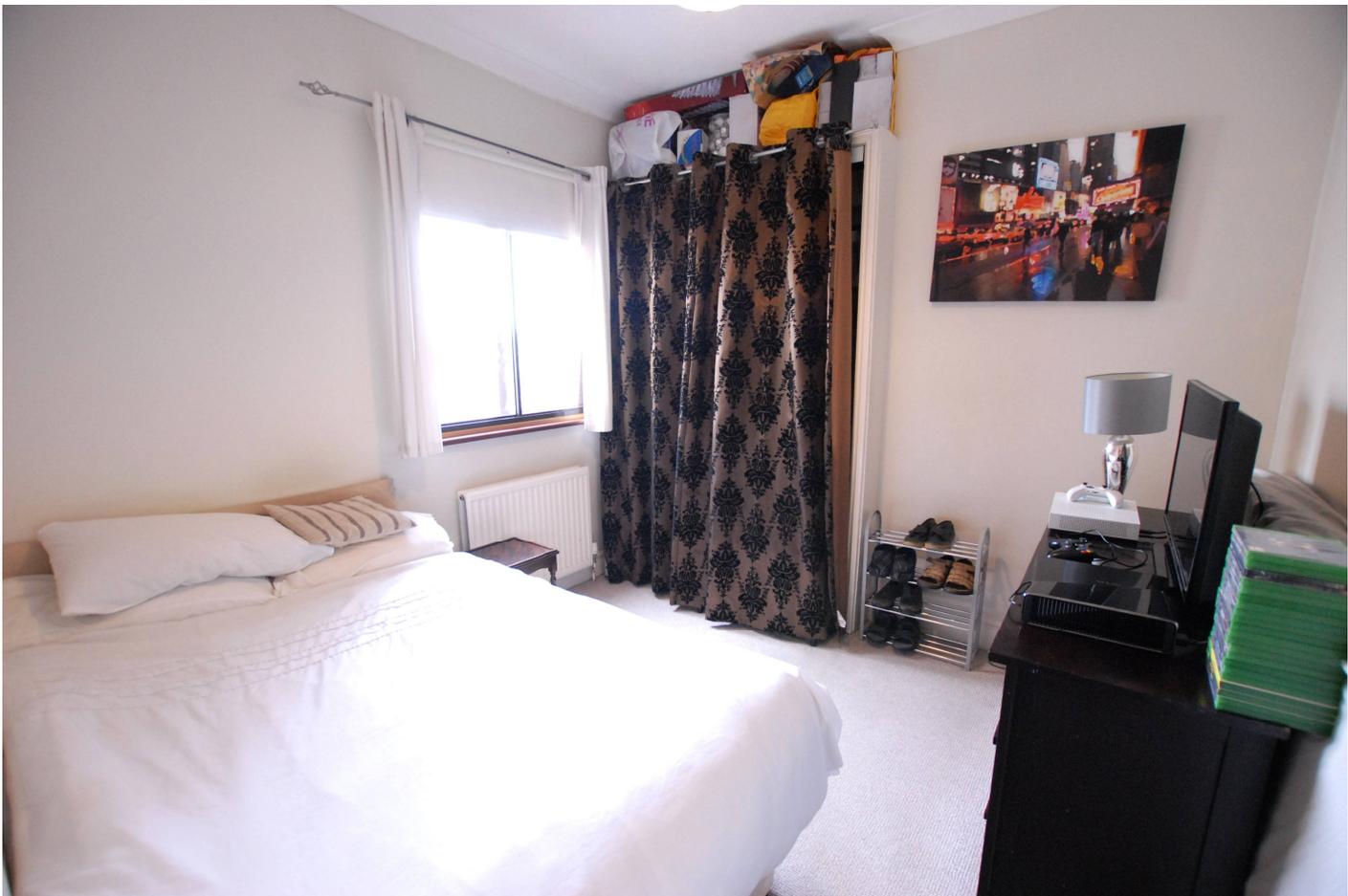
Band B approx. £1630.16 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

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Douglas Avenue, Hythe, CT21

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft

