



49 High Street, Hythe, Kent CT21 5AD



## 22 MULBERRY COURT HYTHE

**£335,000 Leasehold**

Mulberry Court is an exclusive mews development of retirement properties set in the pretty grounds of The Saltwood Care Centre, with bus stops nearby. This well presented property enjoys comfortable accommodation comprising a sitting room, open plan kitchen/dining room, conservatory, 2 bedrooms & 2 shower rooms. Patio to rear, resident s parking. EPC C.



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# **22 Mulberry Court Tanners Hill Hythe CT21 5WB**

**Entrance Hall, Sitting Room,  
Kitchen open plan to Dining Room, Shower room, Conservatory,  
Two Double Bedrooms, Shower Room,  
Communal Gardens, Residents Parking**

## **DESCRIPTION**

This delightful cottage forms part of a small and exclusive development of retirement properties for those aged 50 and above. The property appears to have been well maintained and offers impeccably presented, light and airy accommodation of particularly comfortable proportions. This includes an entrance hall, spacious sitting room with contemporary electric fire, smartly fitted kitchen open plan to the dining room with double doors to a conservatory which opens onto and overlooks the gardens and a ground floor shower room. On the first floor are two double bedrooms, each with built in wardrobes, and a shower room. To the rear there is a private patio area leading to a pretty communal garden with an attractive open backdrop.

The property is subject to a monthly service charge but this does of course mean that prospective purchasers need not worry about external maintenance, building insurance, water rates or gardening as this is covered by the service charge.

## **SITUATION**

Mulberry Court forms part of a small and exclusive development of retirement properties set within the pretty grounds of The Saltwood Care Centre. The property is accessible to the centre of Saltwood village, with its pretty village green, local shop, restaurant, pub, historic church and castle. Hythe town centre, with its busy High Street, 4 supermarkets (including Waitrose & Sainsburys) and range of independent shops and restaurants is approximately 0.3 of a mile away. There is a bus stop nearby. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles.

The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a double glazed door, floor to ceiling double glazed window to side, radiator, coved ceiling, staircase to first floor, panelled and glazed door to:

### **SITTING ROOM**

Access to understairs storage cupboard, wall mounted contemporary electric fire, timber framed double glazed windows to front, coved ceiling, recessed lighting, radiator, door to shower room, open through to:-

### **KITCHEN/DINING ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated Slimline AEG dishwasher, recess and plumbing for washing machine, square edged quartz worksurface inset with 1 ½ bowl ceramic sink and drainer unit with mixer tap, Bosch induction hob with Bosch extractor hood above, coordinating up stands, tiled splashbacks, coordinating wall cupboards, integrated eyelevel Bosch oven, recess for freestanding fridge freezer, timber framed double glazed window to rear enjoying views over the gardens and countryside beyond, timber framed double glazed casement doors with double glazed windows to either side opening to and looking through the conservatory to open fields and woodland beyond, recessed lighting, coved ceiling, two radiators.

### **CONSERVATORY**

Of uPVC and double glazed construction beneath a pitched polycarbonate roof, tiled floor, windows to three side, double glazed casement doors opening to rear.

### **SHOWER ROOM**

Tiled shower enclosure with Mira electric shower, low-level WC with concealed cistern, wash basin with vanity cupboard below and illuminated mirror above, tiled walls, tiled floor, recessed lighting, extractor fan, heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Access to loft space, access to deep shelved heated linen cupboard housing factory lagged hot water cylinder, coved ceiling, recessed lighting, radiator, door to:

### **BEDROOM 1**

Full wall of built in wardrobe cupboards, two timber framed double glazed windows to rear overlooking the grounds and open countryside beyond, coved ceiling, recessed lighting, radiator.

### **BEDROOM 2**

Built in wardrobe cupboards, coved ceiling, two timber framed double glazed windows to front overlooking the gardens, coved ceiling, recessed lighting, radiator.

### **SHOWER ROOM**

Twin sized shower enclosure with thermostatically controlled shower and separate handheld attachment, low-level WC with concealed cistern, wash basin with vanity cupboard below and illuminated mirror above, tiled walls, tiled floor, recessed lighting, extractor fan, heated ladder rack towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is laid to lawn with a pathway edged by topiary hedging leading to the front door.

#### **REAR GARDEN**

Directly to the rear of the property is a shallow paved terrace extending to the side of the conservatory and being open to an expanse of lawn with open countryside beyond.





### **SERVICE CHARGE**

Currently a service charge of approximately £149.33 is payable per calendar month (approx. £1792.00 per annum). This includes the ground rent, buildings, insurance, water rates, outside property and garden maintenance, KCC Lifeline facility if required.

Condition of Sale 2% of the purchase price to be paid to the Management company by both the buyer and the seller.

### **LEASE DETAILS**

We understand that there is the remainder of a 99-year lease which commenced circa 1997.

### **EPC Rating C.**

### **COUNCIL TAX**

Band D approx. £2197.03 (2023/24)  
Folkestone & Hythe District Council.

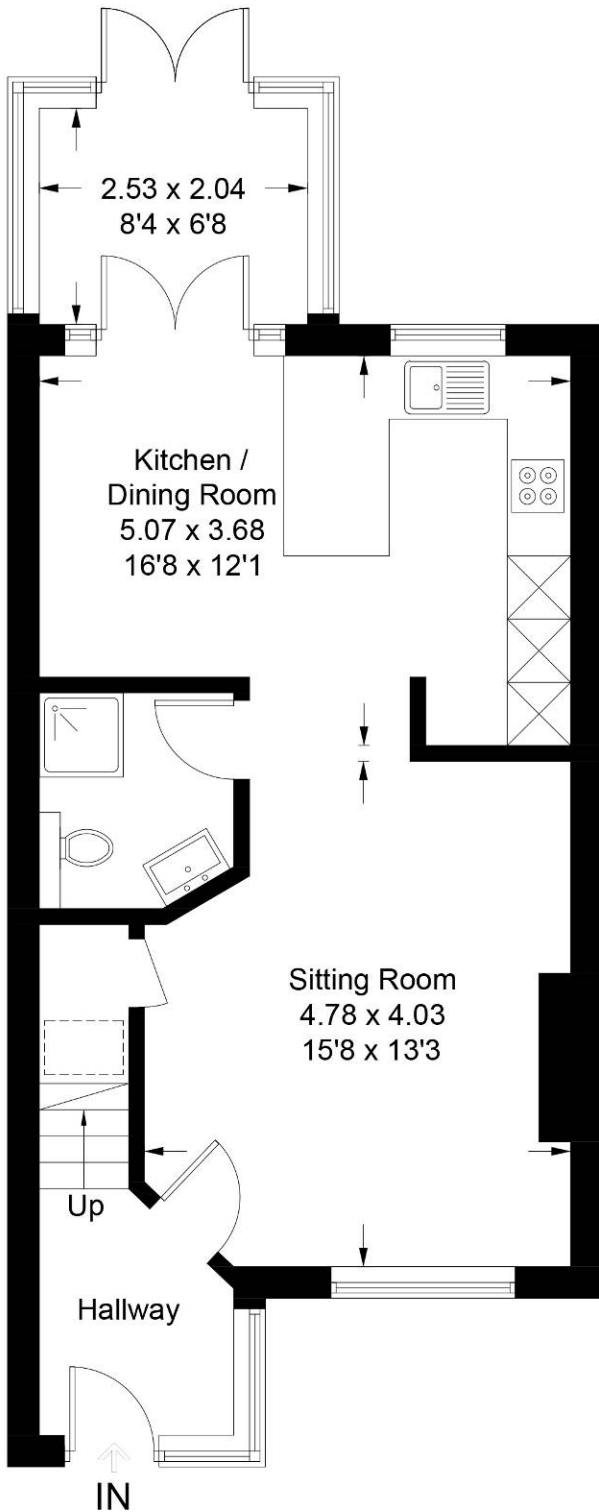
### **VIEWING**

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

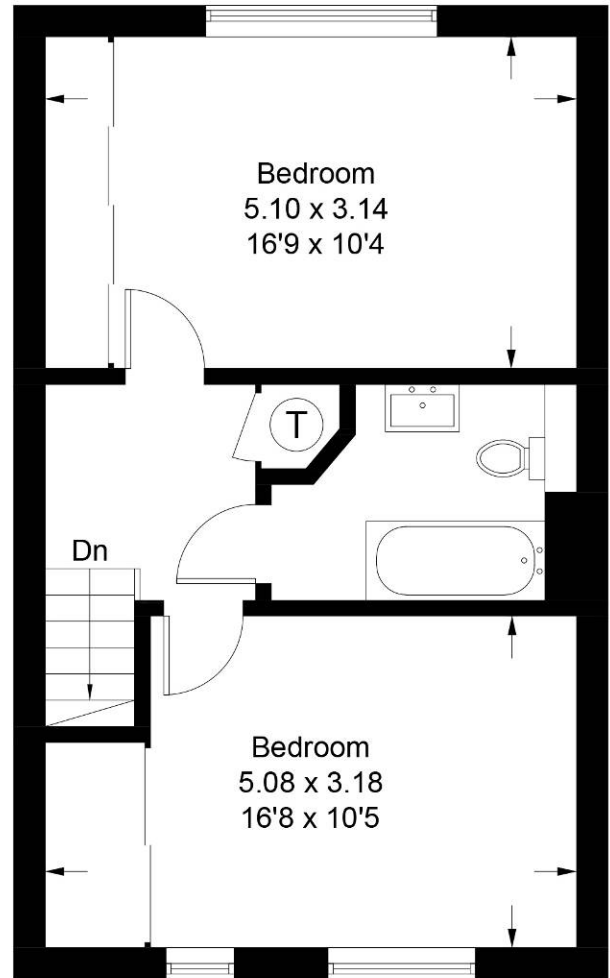


# Mulberry Court, Hythe, CT21

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



## Ground Floor



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID995176)