



49 High Street, Hythe, Kent CT21 5AD



9 ROGER NORMAN HOUSE 14 NICKOLLS ROAD, HYTHE

£260,000 Leasehold

A stunning second floor apartment in a sought after new development, enjoying views over the lake and open countryside. The accommodation comprises an entrance hall, a well appointed kitchen/dining/living area, covered balcony, 2 double bedrooms (one with en suite) and a bathroom. Allocated parking space. EPC B.



**9 Roger Norman House
14 Nickolls Road
Hythe
CT21 4AP**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space, Covered Balcony,
Two Double Bedrooms (One With En-Suite Shower Room), Bathroom,
Allocate Parking Space & Visitor Parking**

DESCRIPTION

This stunning 2nd floor apartment forms part of a highly regarded, new development on the outskirts of Hythe. The building is set within delightful landscaped gardens and is well catered for with a car park where the apartment benefits from one allocated parking space and the use of visitors parking bays.

The apartment itself has been finished to a high specification and offers bright and airy accommodation which is beautifully presented throughout. This includes an entrance hall, a spacious open plan kitchen/dining/living area, a well appointed kitchen with all the usual integrated appliances, a covered balcony where views of the lake and open countryside can be enjoyed, two double bedrooms (one with en-suite shower) and a bathroom.

The property benefits from an NHBC warranty until 2027.

SITUATION

The property is situated in a desirable residential location approximately two miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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 purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



The accommodation comprises:

COMMUNAL ENTRANCE HALL

Staircase, to 2nd floor.

ENTRANCE HALL

Access to a generous cloaks cupboard and further storage cupboard, access to loft space, door entry phone system, wood effect flooring, radiator, doors to:-

KITCHEN/DINING/LIVING SPACE:-

Well fitted with a range of base cupboard and drawer units and incorporating integrated Electrolux washing machine and Electrolux dishwasher, wood block effect work surface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, induction hob with extractor hood above, coordinating up stands, splashback, coordinating wall cupboards (one housing the Ideal Logic combination boiler) with under lighting, further bank of full height cupboards with integrated Electrolux oven and integrated fridge freezer, double glazed window with views across the lake and of open countryside, wood effect flooring, two radiators, double glazed door with double glazed full height panels to side giving access to the:

COVERED BALCONY

With composite decking and well enclosed by glazed balustrade and enjoying views over the lake and open countryside.

BEDROOM 1

Double glazed window to front, radiator, door to:

EN-SUITE SHOWER

Tiled shower enclosure with Aqualisa shower, low-level WC with concealed cistern, pedestal washbasin with mixer tap, shaver

point, part tiled walls, extractor fan, heated ladder rack towel radiator,

BEDROOM 2

A pair of double glazed windows to side with views across the lake and of open countryside, radiator.

BATHROOM

Panelled bath with mixer tap, low level WC with concealed cistern, pedestal wash basin, part tiled walls, extractor fan, heated ladder rack towel radiator.

OUTSIDE

The property comes with one allocated parking space; visitors' parking is also available. Use of a communal bike store.

Lease Details: We are advised that the lease is 999 years commencing circa 2017.

Service Charge: We are advised that the annual service charge is £980.00 per half year to include buildings insurance, cleaning of communal areas, window cleaning.

All information to be verified between solicitors.

EPC Rating B.

COUNCIL TAX

Band C approx. £1952.91 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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







Roger Newman House, Hythe, CT21

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft

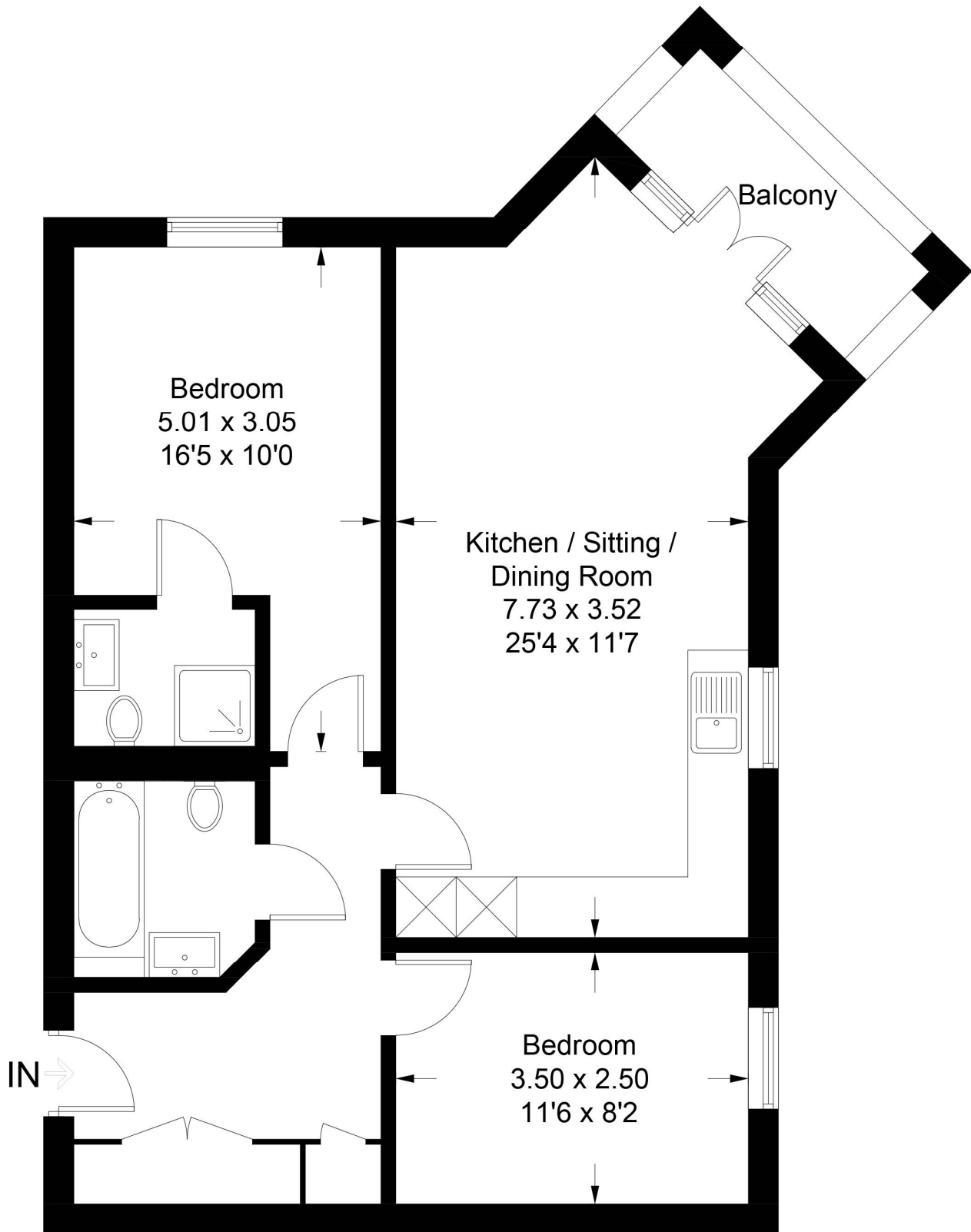


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049181)