



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



FLAT 2, 44 ALBERT ROAD HYTHE

£299,500 Leasehold

To include a share of the Freehold

A well presented first floor flat in a prime location on level ground within quite literally seconds of the beach. Comprising an entrance hall, spacious sitting/dining room, fitted kitchen, two double bedrooms and a bathroom. Off-road allocated parking. Communal garden. 999 year lease. EPC C.



Flat 2, 44 Albert Road Hythe CT21 6BT

**Entrance Hall, Sitting/Dining Room, Kitchen,
Two Double Bedrooms, Bathroom,
Allocated Parking Space, Communal Garden**

DESCRIPTION

A first floor flat within a handsome character property enviably situated in Hythe's sought after Golden Triangle, quite literally seconds from the beach and a short level walk from the town centre. The flat offers well presented accommodation of particularly comfortable proportions.

The accommodation comprises an entrance hall, a very generous sitting/dining room leading to the fitted kitchen, two double bedrooms and a bathroom.

There is an allocated parking space to the side of the building and a communal garden. The property benefits from a long lease, a share of the Freehold and no onward chain. The property also benefits from a new 999 year lease.

SITUATION

Albert Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the bustling High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys). There are a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication 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 Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate).



The accommodation comprises:

COMMUNAL ENTRANCE HALL

Staircase to first floor with attractive brick and Kentish ragstone feature wall.

FIRST FLOOR LANDING

Timber panelled door to:-

ENTRANCE HALL

Split level, double glazed window to side, polished timber floorboards, column radiator, doors to:-

SITTING/DINING ROOM

Double glazed bay window to front with sea glimpses, column radiator, open through to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated oven, recess and plumbing for washing machine and slimline dishwasher, work surface inset with ceramic sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, tiled splashbacks, wall mounted Worcester gas boiler, coordinating wall cupboards, double glazed window to front, space for freestanding fridge freezer, wood effect flooring.

BEDROOM

Pair of built-in wardrobe cupboards, double glazed window to rear, column radiator.

BATHROOM

Panelled bath with thermostatically controlled shower over, wash basin set onto worksurface with vanity cupboard below, low

level WC, obscure double glazed window to side, part tiled walls, recessed lighting, extractor fan, polished timber floorboards, heated ladder rack towel rail.

BEDROOM

Feature exposed brick wall, double glazed windows to rear and side, two column radiators.

OUTSIDE

Allocated off road parking.

Communal garden area predominantly laid to lawn.

LEASE

999 Years circa 2023. Share of the Freehold to be included.

SERVICE CHARGE

£20 per month. Maintenance liabilities for the building are shared on a 1/3 basis with the other 2 flats in the building. Buildings insurance is split on the same basis.

All information to be verified between solicitors.

EPC Rating C

COUNCIL TAX

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

VIEWING

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

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Albert Road, Hythe, CT21

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft

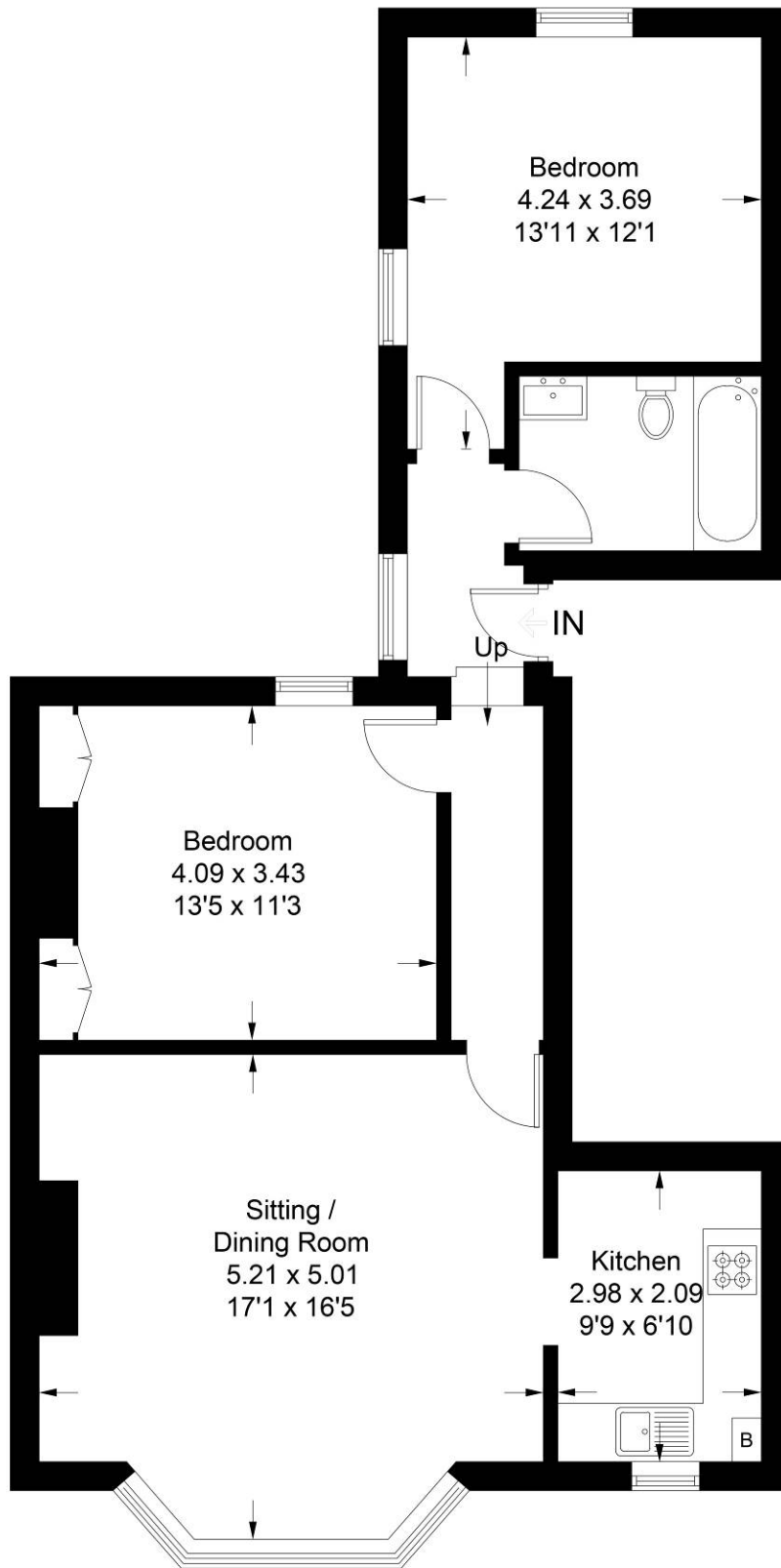


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