



49 High Street, Hythe, Kent CT21 5AD



**FLAT 2, TOMKYNS,
13 HILLSIDE STREET, HYTHE**

£235,000 Leasehold

Ideally situated in the heart of the town within the sought after conservation area and moments from the High Street, this impeccably presented first floor flat offers spacious accommodation with a generous living space opening to a balcony enjoying views of the sea, 1 en-suite bedroom and a kitchen. EPC D



**Flat 2, Tomkyns,
13 Hillside Street, Hythe CT21 5EQ**

**Communal Entrance Hall, Entrance Vestibule, Sitting Room,
Kitchen, Balcony, Bedroom, En-Suite Shower Room**

DESCRIPTION

Occupying the entire first floor of this handsome period building, this elegant flat offers impeccably presented, spacious accommodation with a wealth of original features throughout.

The property is approached via an appealing communal hallway with entry phone system and its own entrance hall, with large storage cupboard, opens to the kitchen and to the sitting room. The sitting room has tall ceilings, a beautiful ornate fireplace and double glazed double doors opening onto the south facing balcony with its ornate wrought iron balustrade and from where magnificent views over the town and of the sea can be enjoyed. The well fitted kitchen also opens onto the balcony. The bedroom enjoys a dual aspect, the side window also offering views towards the sea and leads to a generous en-suite shower room.

The property is offered for sale with the benefit of a long lease, 999 years from October 1961.

SITUATION

Hillside Street is situated within the desirable Conservation Area of the town, two roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), 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

Staircase rising to first floor, entry phone system.

ENTRANCE VESTIBULE

Doors to sitting room and doorway to:

FIRST FLOOR LANDING

Panelled and obscured glazed door to:



KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated fridge, integrated electric oven, space and plumbing for washing machine, square edged woodblock work surfaces inset with deep ceramic sink and drainer with mixer tap and four burner halogen hob, tiled splashback, range of coordinating wall cupboards, stainless steel, glazed and illuminated extractor hood above the hob, deep moulded cornice, decorative ceiling rose, UPVC and double glazed casement doors opening to the balcony to the rear from where glorious views over Hythe, of the sea and around the Bay to Dungeness can be enjoyed.

SITTING ROOM

Attractive painted fireplace surround with ornate fretwork detail, deep moulded cornice, decorative ceiling rose, UPVC and double glazed casement doors opening to the balcony to the rear from where glorious views over Hythe, of the sea and around the bay to Dungeness can be enjoyed, radiator, door to:

THE BALCONY

The balcony spans the full width of the apartment, enjoys a southerly aspect and is enclosed by decorative wrought iron balustrade topped with a timber handrail, the perfect vantage point from which to enjoy the glorious views over Hythe, of the sea and around the Bay to Dungeness.

BEDROOM

Deep moulded cornice, decorative ceiling rose, double glazed window to side enjoying views over the rooftops of Hythe and to the sea, timber framed and double glazed sash window to front, radiator, door to:

EN-SUITE SHOWER ROOM

Of a generous size with tiled shower enclosure fitted with thermostatically controlled shower, low level WC, pedestal wash basin, localised tiling, timber effect flooring, timber framed and double glazed sash window to front, radiator.

SERVICE CHARGE

The flat is liable for one fifth of any expenditure relating to the maintenance, repair and running of the building.

GROUND RENT

We are advised that the ground rent is £50 per annum.

LEASE DETAILS

We are advised that there is the balance of a 999 year lease.

EPC Rating Band D

COUNCIL TAX

Band B approx. £1873.76 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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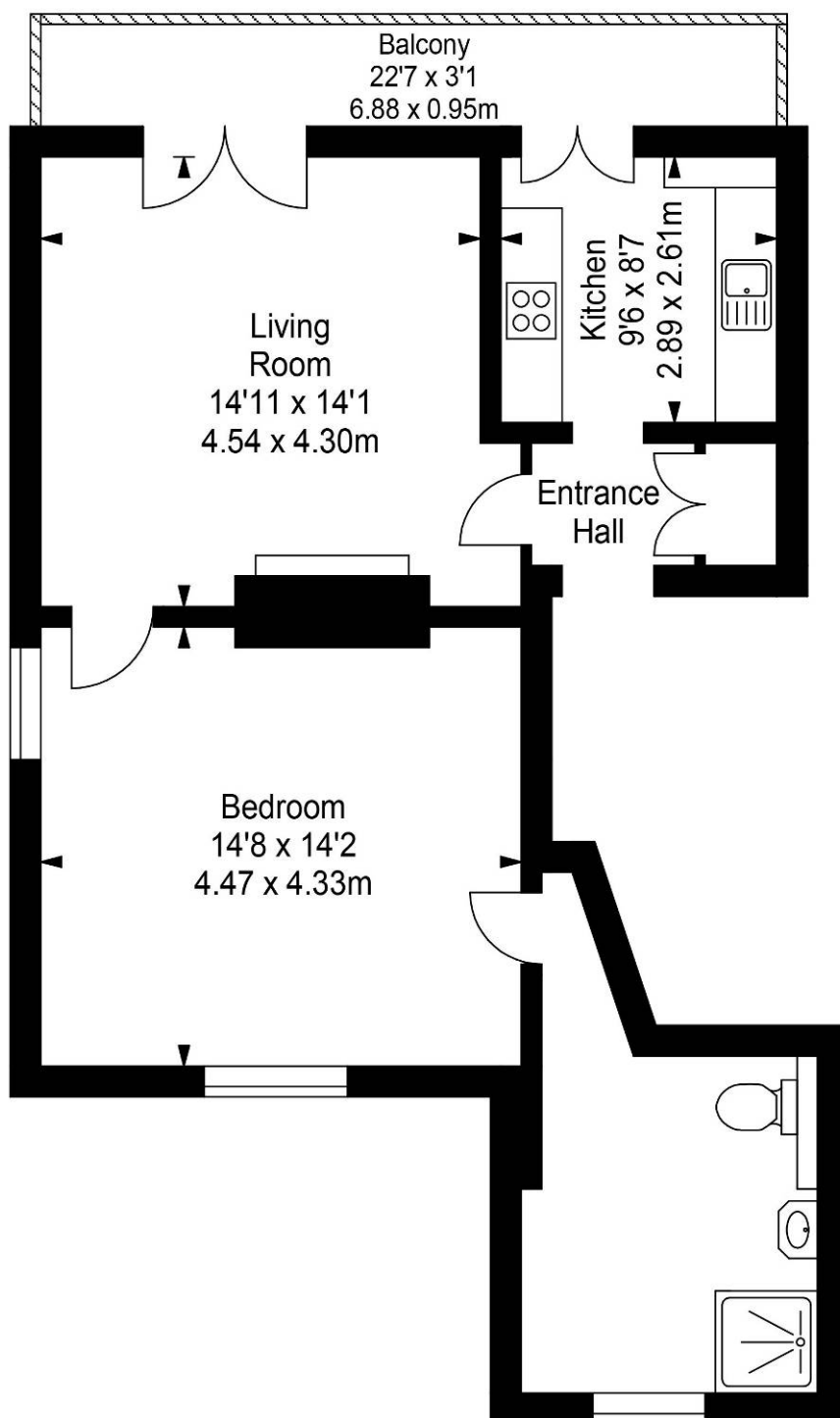






Flat 2, 13 Hillside Street, Hythe

Approximate Gross Internal Area :-
First Floor :- 62.61 sq m / 674sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com