



**1 BLYTHE COURT
HYTHE**

Blythe Court is an exclusive development of highly regarded retirement apartments for those aged 55 and over, only a short walk from Hythe High Street. This ground floor apartment offers smartly presented accommodation comprising one double bedroom, a double aspect sitting/dining room, fitted kitchen and a shower room. EPC C.

**£115,000 Leasehold
NO ONWARD CHAIN**



**1 Blythe Court
Prospect Road, Hythe
CT21 5JS**

**Entrance Hall, Sitting/Dining Room,
Kitchen, Bedroom, Shower Room**

**Communal Facilities: Resident's Lounge & Conservatory, Lift Service,
Laundry Room & Drying Area, Guest Suite, Residents Parking, House Manager**

DESCRIPTION

Blythe Court was constructed in the late 1980s and is exclusively for residents aged 55 and over. The development benefits from an on-site House Manager, along with an emergency call system operated via pull cords installed in all rooms.

The apartment is located on the ground floor at the front of the building and offers well presented accommodation with an entrance hall incorporating ample storage, generous sitting/dining room, smart fitted kitchen, one double bedroom and a newly installed contemporary shower room

Residents of Blythe Court enjoy access to a range of communal facilities, including a laundry room with drying area, an attractive residents' lounge, conservatory, a pre-bookable guest bedroom suite for visitors, a covered area for mobility scooter storage and charging, and a residents' parking area.

SITUATION

Prospect Road is situated in a prime central location, on level ground, on a bus route and just a short walk from the Royal Military Canal, Waitrose and the vibrant High Street with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets, doctors' surgeries, dentists etc.

The attractive, unspoilt seafront is only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 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. 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

Reception area, House Managers office, double doors to communal lounge and conservatory.

COMMUNAL HALL

Door to:

ENTRANCE HALL

Access to built-in storage cupboard, electric heater, coved ceiling, doors to:

SITTING ROOM

Double glazed windows to front and side, coved ceiling, electric heater, square archway through to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units, recess and plumbing for washing machine, square edged work surfaces inset with a 1 ½ bowl stainless steel sink and drainer unit, induction hob with extractor hood above, eye level oven with warming drawer below, coordinating wall cupboards with under lighting, coordinating splashbacks, breakfast bar, space for freestanding fridge freezer, timber effect flooring, coved ceiling.

BEDROOM

Double glazed window to front, built-in wardrobe concealed by sliding mirrored doors, coved ceiling, electric heater.

SHOWER ROOM

Walk-in twin size tiled shower enclosure with electric shower, low-level WC with concealed cistern, wash basin with vanity cupboard below and coordinating wall hung vanity cupboards, tiled walls, coved ceiling, heated towel rail, extractor fan.

OUTSIDE

Resident s parking.

RESIDENT S FACILITIES: Personal alarm calls, lift service, communal lounge and conservatory, hairdressing salon, laundry room and drying area, guest suite, social activities.

LEASE: tbc

SERVICE CHARGE: £2864.27 per annum.

GROUND RENT: tbc

Age Restriction: Minimum age for occupants/owners is 55 years.

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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Blythe Court, Hythe, CT21

Approximate Gross Internal Area = 46.8 sq m / 504 sq ft

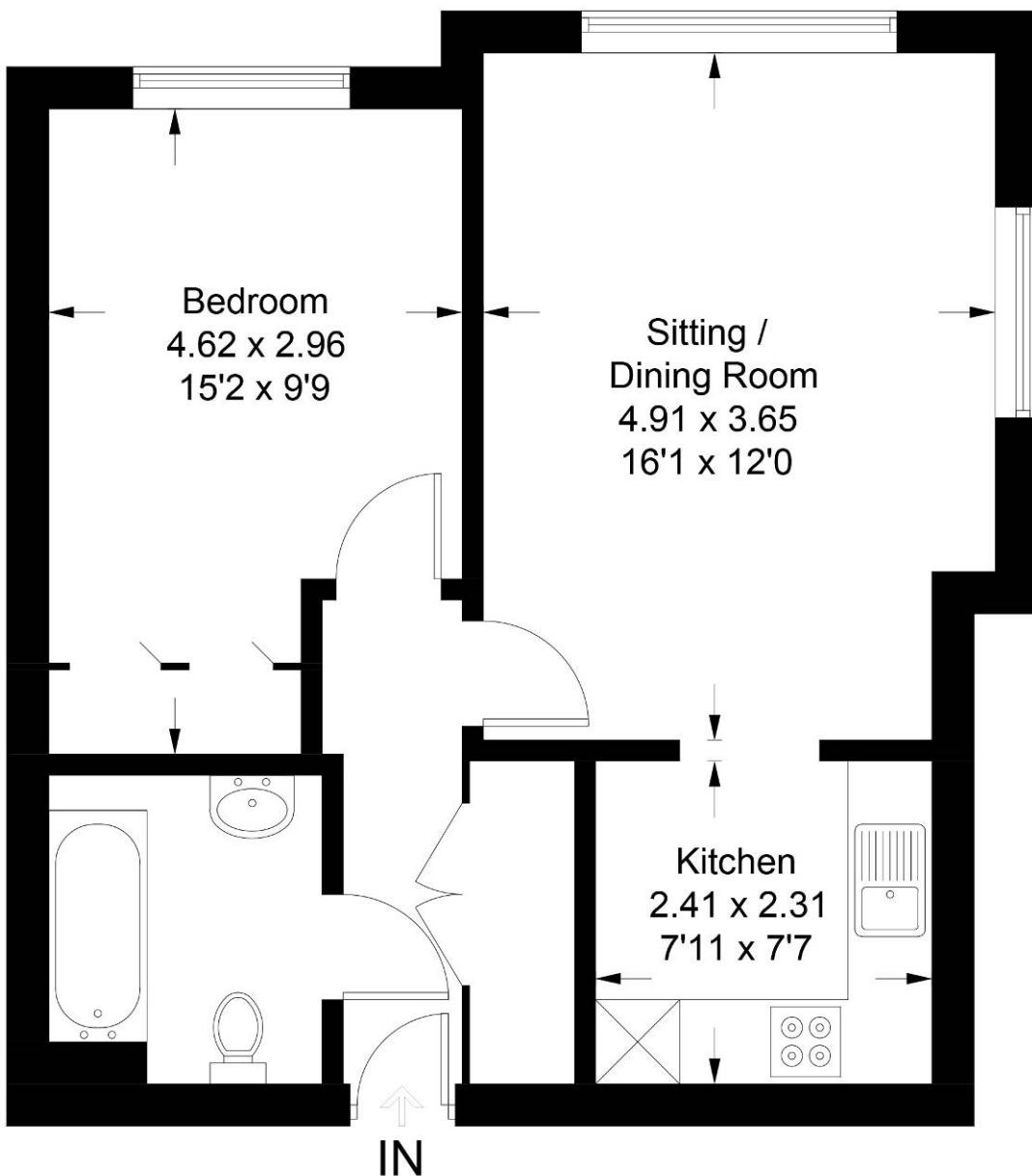


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