



49 High Street, Hythe, Kent CT21 5AD



2 WISLEY HOUSE IMPERIAL GARDENS, HYTHE

£450,000 Leasehold
NO ONWARD CHAIN

A beautiful first floor apartment located close to Hythe Imperial Hotel and enjoying open views towards Sandgate, moments from the sea and offering superb contemporary style living space, kitchen, balcony, two bedrooms (one with en-suite). Parking for two cars and ground floor cycle store/storage space. EPC B



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

**2 Wisley House
Imperial Gardens
Hythe
CT21 6FA**

**Entrance Hall, Living Space, Kitchen, Balcony,
Two Bedrooms (one with En-Suite), Bathroom,
Two Allocated Parking Spaces,
Secure allocated ground floor cycle store/storage space,
Communal Gardens**

DESCRIPTION

Wisley House is an exclusive development which enjoys a particularly choice location from where it enjoys views over the golf course and is moments from the beach. This stunning apartment is situated on the first floor, benefitting from a lift and is well presented with a high standard of finish and the benefit of underfloor heating throughout.

The well-proportioned accommodation comprises an entrance hall, a generous open plan living space opening out on to the balcony, a fitted kitchen with a comprehensive range of units and integrated appliances in a sleek, modern design. There are two double bedrooms, the principal benefiting from an en-suite shower room, and a bathroom. The property enjoys two allocated parking spaces and a useful ground floor allocated cycle store/storage space.

SITUATION

Hythe's prestigious Imperial Green development is set in the grounds of The Imperial Hotel & Leisure Centre, adjacent to the banks of the historic Royal Military Canal, on level ground, moments from the attractive unspoilt seafront and beach. A short stroll along the tow path leads to the town centre with its bustling High Street offering a wide range of independent shops, boutiques, cafes, restaurants, and doctors' surgeries etc. The town is also well served by 4 supermarkets (including Waitrose, Sainsburys, Aldi and Iceland). There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre, cricket, lawn tennis, bowls, 2 golf courses, sailing clubs, etc.

Commuting links are excellent. The High Speed Link is available from both Folkestone (3 miles) and Ashford (10.5 miles) with journey times direct to St Pancras of around 53 minutes and 38 minutes respectively. The motorway network (M20 Junction 11) is 3.5 miles distant, main line railway station at Sandling, (2.6 miles), the Channel Tunnel Terminal 4 miles, the ferry port of Dover 13.5 miles and Ashford International Passenger Station 10.5 miles. (All times and distances are approximate).

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The accommodation comprises:
With underfloor heating throughout.

COMMUNAL ENTRANCE HALL

Entered via an automatic door with key fob and entry phone system, stairs and lift rising to first floor, doorway to service corridor and allocated cycle store/storage space of a generous size, door to communal gardens.

FIRST FLOOR COMMUNAL LANDING

ENTRANCE HALL

Engineered oak flooring, door giving access to a deep storage cupboard, door giving access to further laundry cupboard (housing wall-mounted Vaillant gas-fired boiler), recessed lighting, double doors to:

LIVING SPACE

A generous space with engineered oak flooring throughout, recessed lighting, double glazed picture window to rear commanding a wonderful open aspect over the communal gardens with far reaching views, double pocket doors to the kitchen, double glazed casement doors opening to the:

BALCONY

Enclosed by glazed balustrade and enjoying a wonderful open aspect over the communal gardens with the golf course beyond.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated washing machine and dishwasher, roll top wood effect work surfaces inset with 1 ½ bowl sink and drainer with Quooker tap and waste disposal unit, four burner induction hob with coloured glass splashback and stainless steel extractor hood, coordinating wall cupboards and shelving with concealed lighting beneath, integrated eye level oven with pull out recycling drawer beneath and further storage above, integrated fridge and freezer, full height pull out larder cupboard, stone effect tiled floor, recessed lighting, double glazed window to rear enjoying far reaching views.

BEDROOM

Built-in wardrobe concealed by sliding doors, double glazed window to side, recessed lighting, door to:

EN-SUITE SHOWER ROOM

Shower (1.5 x 0.8) with thermostatically controlled rainhead shower, low level WC with concealed cistern, wall hung wash basin, tiled walls, tiled floor, recessed lighting, opaque double glazed window, extractor fan, heated ladder rack towel rail.

BEDROOM

Built-in wardrobe concealed by sliding doors, double glazed window to side, recessed lighting.

BATHROOM

Panelled bath with mixer tap and thermostatically controlled shower over, glazed shower screen, low level WC with concealed cistern, wall hung wash basin, opaque double glazed window, shaver point, extractor fan, recessed lighting, tiled walls, tiled floor, heated ladder rack towel rail.

OUTSIDE

The apartment benefits from two end-on-end parking spaces to the side of the building.

COMMUNAL GARDEN

To the rear of the property is an attractive communal garden with a patio area extending to a large expanse of lawn backed by a mature evergreen hedge and with borders planted with a variety of shrubs herbaceous and other plants.

LEASE 116 years remaining

SERVICE CHARGE £2670 per annum

EPC Rating B

COUNCIL TAX

Band D approx. £2506.74 (2026/27) Folkestone & Hythe District Council.

VIEWING

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







Wisley House, Imperial Gardens, Hythe

Approximate Gross Internal Area :-
:- 89.12 sq m / 959 sq ft

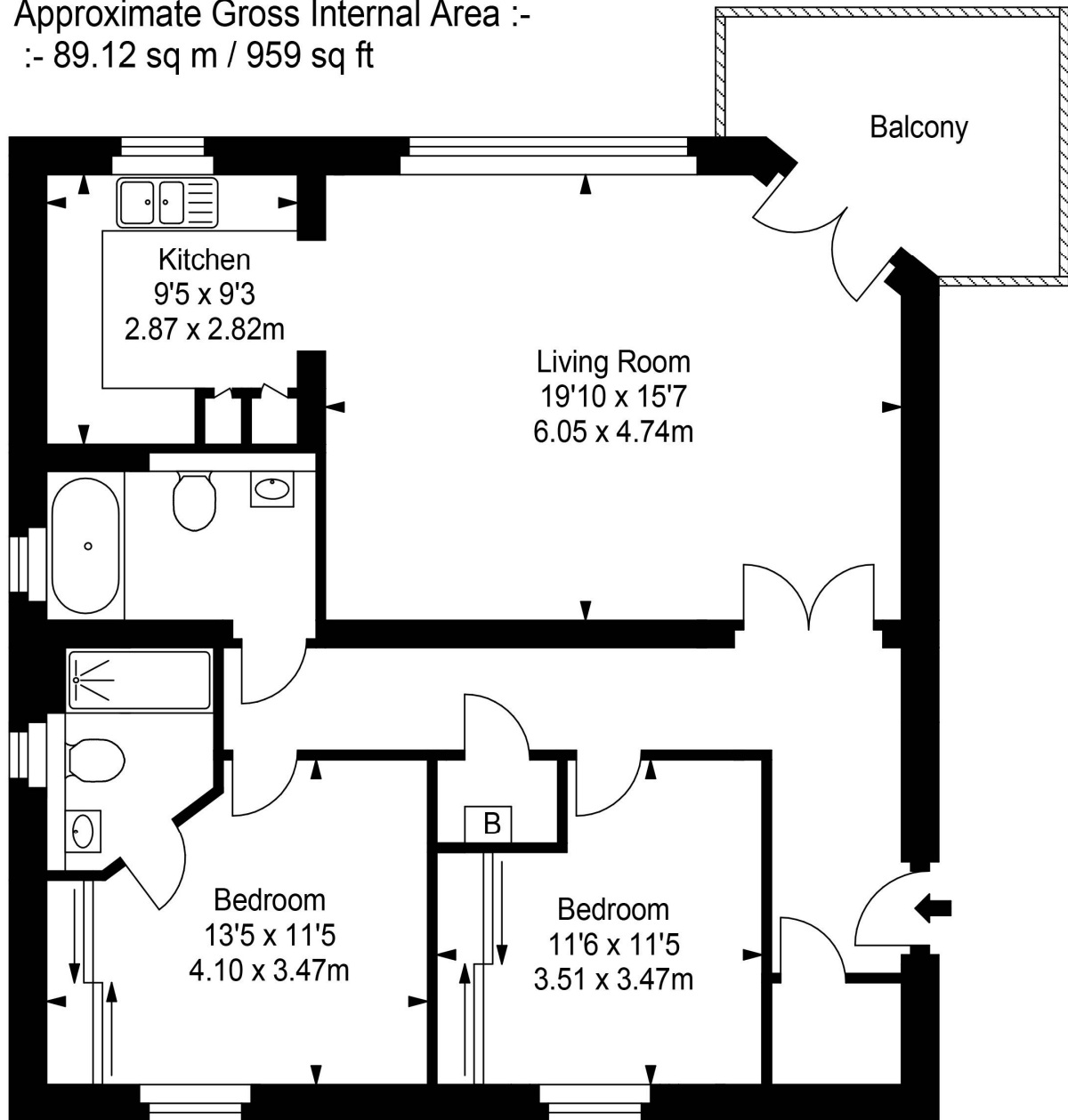


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com