



13 Sutherland House Stade Street Hythe Kent CT21 6DY

Guide Price **£210,000**



- Second floor apartment
- Two double bedrooms
- Gas central heating & UPVC Double glazing
- Level walking distance to town & beach
- Sea views

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated a stones throw from Hythes unspoilt promenade, offering pleasant walks and within level walking distance of the town centre and the historic Royal Military canal, which runs through the centre of the town. Hythe town centre offers a good selection of independent shops together with the all important Waitrose store, Iceland, Sainsburys and Aldi. Doctors surgeries, council office, library and dentists are all within level walking distance. High speed rail services are available from nearby Folkestone offering fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

A well presented second floor apartment, situated close to Hythes promenade comprising of a modern fitted kitchen/breakfast room, spacious living room, two good sized double bedrooms, a utility room & bathroom. The apartment is serviced by gas fired central heating and benefits from UPVC double glazing and sea views. An early viewing of this apartment is highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with stairs to

SECOND FLOOR

SPACIOUS RECEPTION HALL

with radiator, entry phone

LIVING ROOM

with feature fireplace with stone hearth and wood surround, two feature arch display shelves, wall lights, UPVC double glazed windows with views to sea, radiator



KITCHEN

with wood effect vinyl flooring, a selection of high and low level kitchen cabinets, localised tiling, laminate worktops, integrated fan assisted oven, four ring ceramic hob with extractor fan over, one and a half bowl stainless steel sink, UPVC double glazed window with views to sea, wall mounted gas fired combination boiler, radiator, cupboard with shelving & RCD fusebox



UTILITY ROOM

with space and plumbing for washing machine, space for tumble dryer, shelving, towel radiator, localised tiling

BATHROOM

with vinyl flooring, WC, hand basin with mixer taps over, panelled white bath with shower attachment over & glass shower screen, stainless steel towel radiator, UPVC double glazed frosted window

BEDROOM 1

with UPVC double glazed bay window with views to sea, radiator, built in wardrobes with hanging rails and shelving



BEDROOM 2

with UPVC double glazed window overlooking rear, radiator

OUTSIDE

The apartment benefits from the use of the communal car park on a first come/first served basis and enjoys the use of paved communal seating areas with raised flower beds.

Tenure - Share of Freehold

Council tax - Band B

Local Authority - Folkestone & Hythe District Council

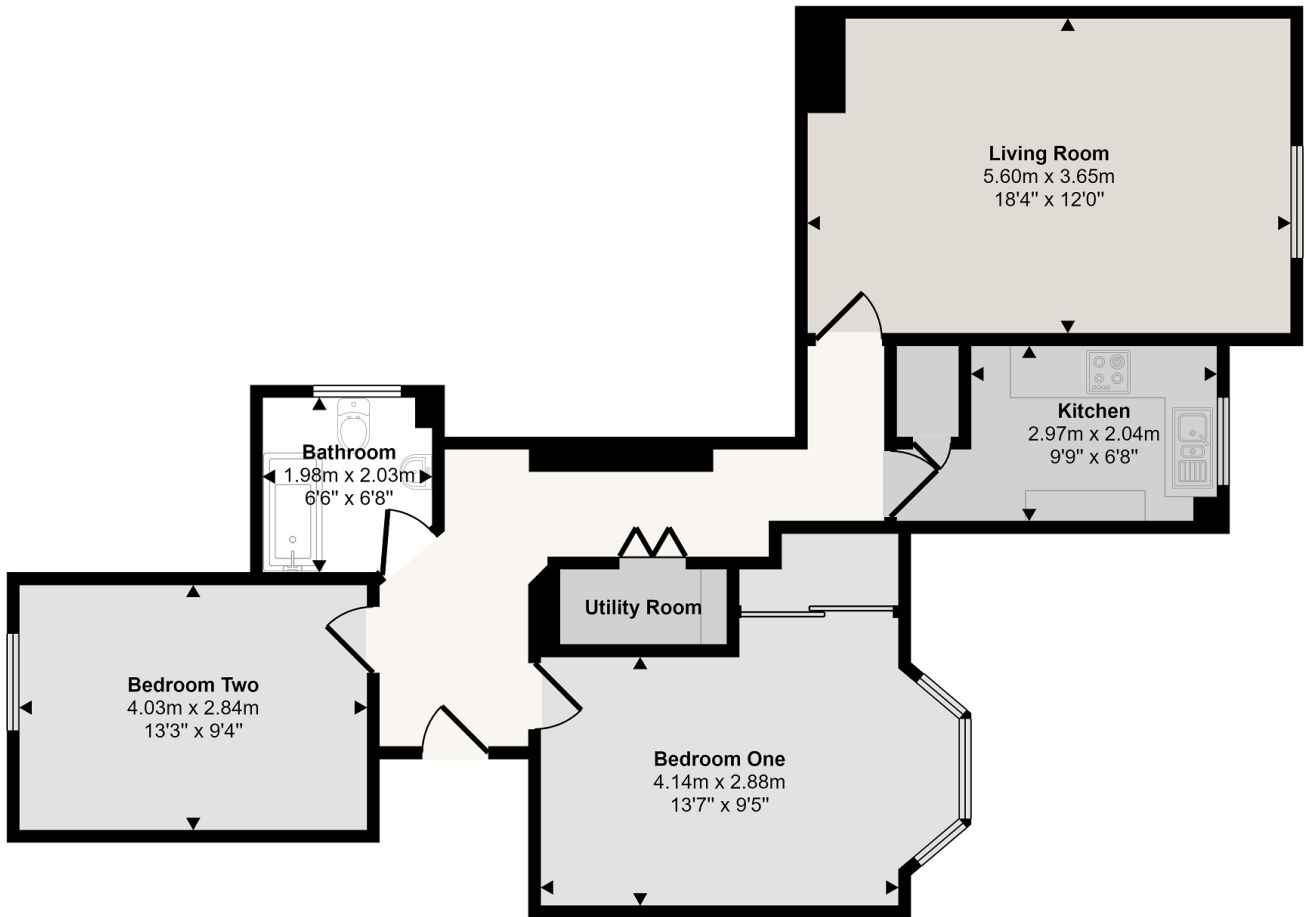
Lease Length - 993

Maintenance Fee - £1500 Per annum

Ground Rent - N/A




Approx Gross Internal Area
75 sq m / 804 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.