



4 Lukin House Romney Way Hythe Kent. CT21 6PQ

Guide Price **£220,000**



- Ground floor flat
- Two bedrooms
- Well maintained
- Garage en-block
- Early viewing highly recommended

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



Situated to the Western side of the town on the popular Pennypot development offering a newsagents and selection of takeaway shops close by. Regular bus services run along the Dymchurch Road giving access to the town centre which offers a good selection of independent shops together with a Waitrose and Sainsburys store. The Royal Military Canal also runs through the town and offers pleasant walks. Doctors surgeries dentists and library are just off the town centre. Hythe also boasts an unspoilt promenade. Primary schooling is available in nearby Palmarsh with secondary schooling being available in nearby Saltwood. The M20 Motorway Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed Rail Services are available from Folkestone West (approximately 15 minutes drive by car) giving fast services to London St. Pancras in approximately fifty minutes.

A two bedroom ground floor flat in a well-maintained purpose-built block situated on the western outskirts of Hythe. The property is presented in very good order with the accommodation comprising a living/dining room kitchen two bedrooms and a bathroom the property also benefits from a gas-fired central heating system UPVC double glazed windows and a garage en-bloc. An early viewing comes highly recommended.

## COMMUNAL ENTRANCE HALL

with front door leading into

## ENTRANCE HALL

with laminate wood effect flooring airing cupboard  
cupboard housing hot water cylinder

## BATHROOM (7' 1" x 5' 4") or (2.16m x 1.62m)

with tiled flooring WC basin with modern gloss storage unit  
under tiled panel bath with electric shower over & glass  
shower screen stainless steel towel radiator wall mounted  
modern gloss storage unit localised tiling

## BEDROOM 2 (8' 1" x 11' 3") or (2.47m x 3.43m)

with UPVC double glazed window overlooking side radiator  
built-in double wardrobes

## BEDROOM 1 (12' 9" x 11' 6") or (3.88m x 3.50m)

with UPVC double glazed window overlooking side radiator  
built in wardrobes

## KITCHEN (8' 3" x 11' 10") or (2.52m x 3.60m)

with wood effect laminate flooring a mixture of high &  
low-level modern gloss kitchen units laminate worktops  
integrated electric fan assisted oven four ring gas hob with  
extractor fan over space for slimline dishwasher space for  
washing machine ceramic one & half bowl sink space for  
separate under counter fridge & freezer double doors to  
larder store cupboard housing floor standing Potterton gas  
fired boiler and heating control panel & space for  
freestanding tumble dryer

## LIVING/DINING ROOM (23' 2" x 11' 9") or (7.06m x 3.57m)

with three UPVC double-glazed windows (two overlooking  
the rear & one to the side) two radiators

## OUTSIDE

The block is set in communal gardens mostly laid to lawn;  
the property comes with garage en-bloc.

**Tenure** - Share of freehold

**Council tax** - Band B

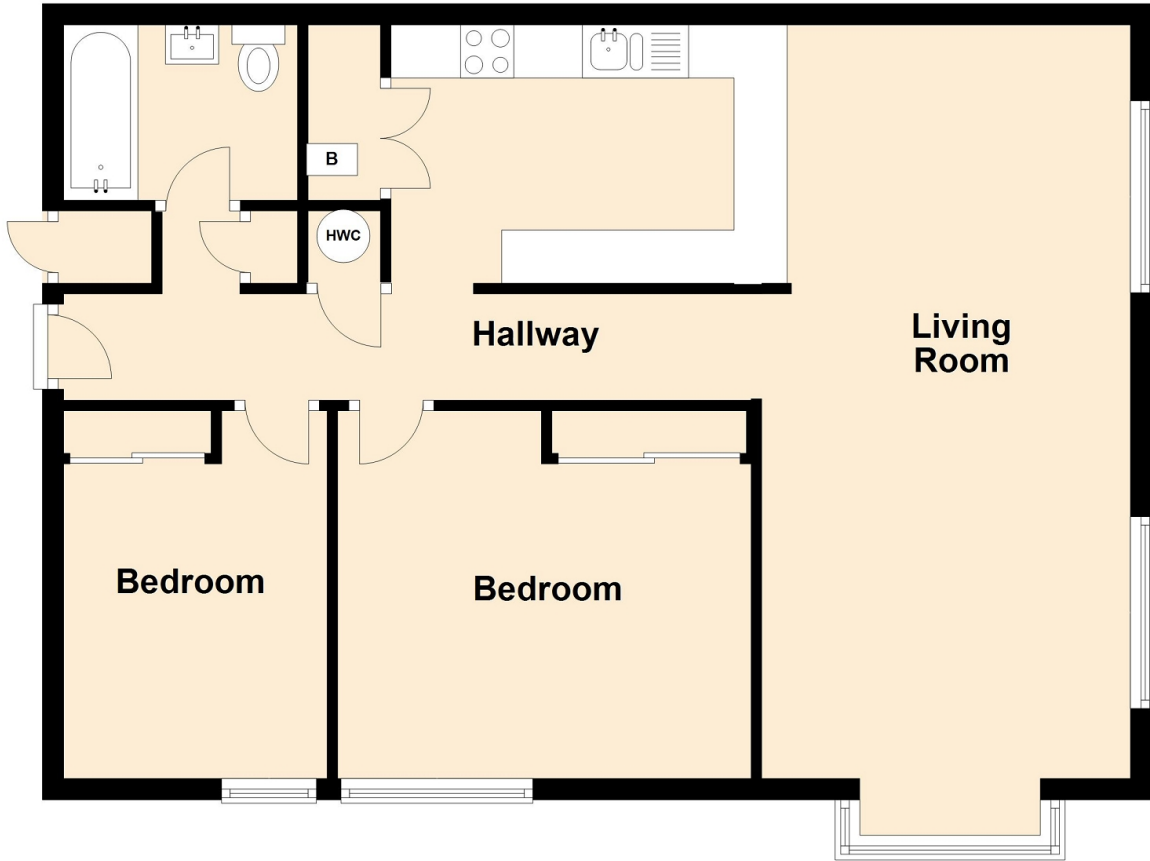
**Local Authority** - Folkestone & Hythe District Council

**Maintenance Fee** - £70 PCM



# Ground Floor

Approx. 71.8 sq. metres (772.3 sq. feet)



Total area: approx. 71.8 sq. metres (772.3 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 and 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.