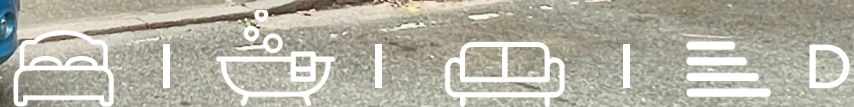




HUNTERS®
HERE TO GET *you* THERE



Douglas Avenue, Hythe

Asking Price £185,000



This delightful flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The flat features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The accommodation offers a modern fitted kitchen with built oven and spaces for appliances. In addition there is a modern bathroom.

Hythe is known for its picturesque surroundings and vibrant community, offering a range of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, making it simple to explore the wider region or commute to nearby towns.

This flat on Douglas Avenue presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a desirable location. Whether you are a first-time buyer or seeking a rental investment, this property is worth considering.

The charming Cinque Ports Town of Hythe, with an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station.

Remaining Lease of 151 years

The service charge is £500 2x a year

Services - Mains water, gas, electricity and sewerage

Heating - Gas Heating

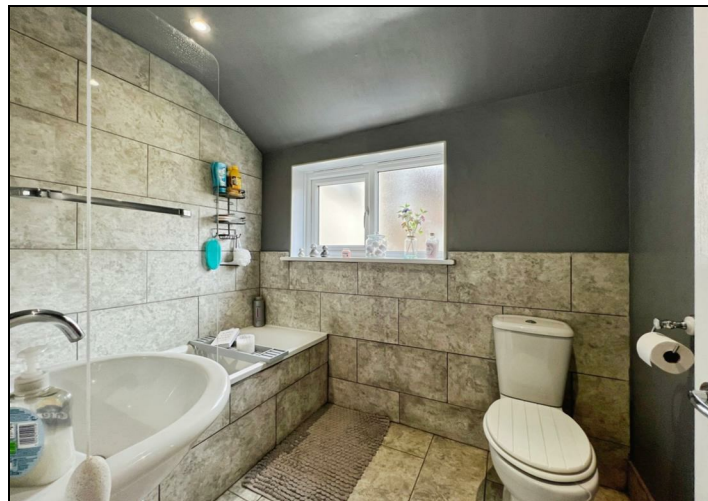
Broadband - Average Broadband Speed 18mb to 80mb

Mobile Phone coverage - Poor - Good

Flood Risk - Medium

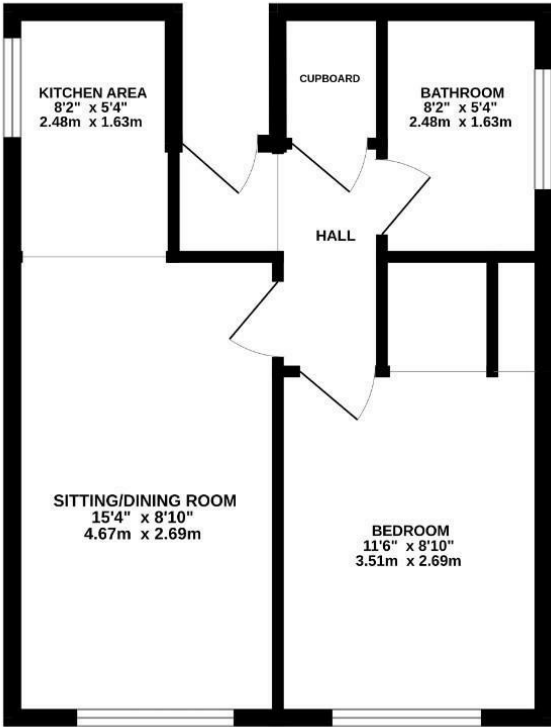


- NO ONWARD CHAIN
- ONE BEDROOM SECOND FLOOR FLAT
- CLOSE TO LOCAL AMENITIES
 - ENTRY PHONE SYSTEM
 - MODERN KITCHEN
 - MODERN BATHROOM
- GAS CENTRAL HEATING
 - IDEAL FIRST HOME

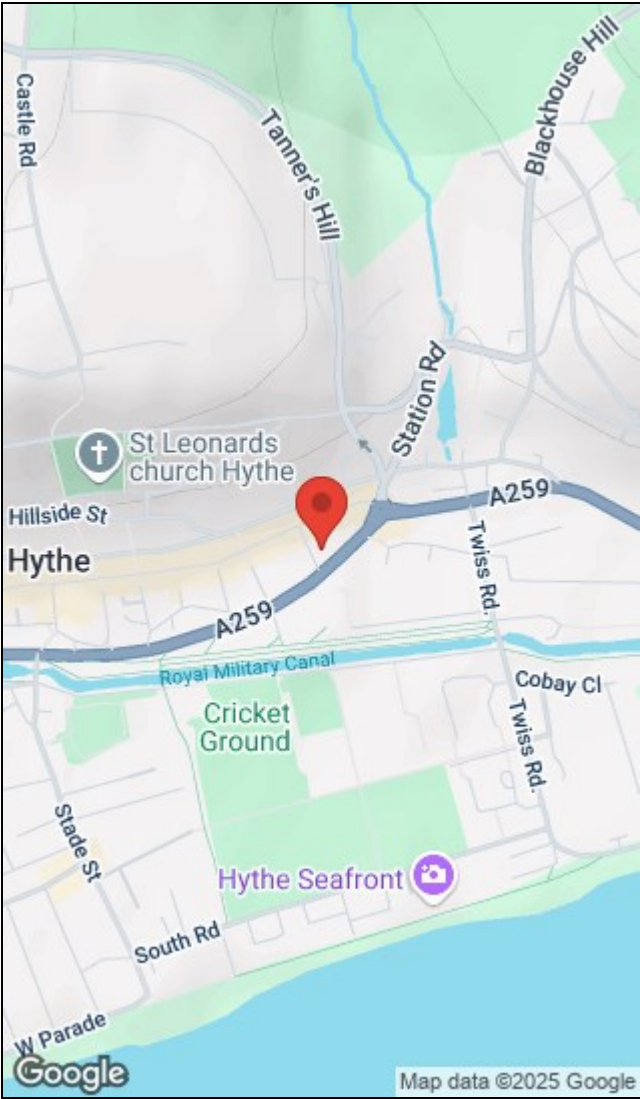




2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meropixi C002.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		77			
	64				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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