



## East Street, , Hythe, CT21 5NG

- ONE BEDROOM RETIREMENT APARTMENT
- COMMUNAL LOUNGE, PARKING AND GARDENS
- ON SITE MANAGER, GUEST SUITE AND LAUNDRY ROOM
- LEVEL WALKING DISTANCE TO HIGH STREET
- COMMUNAL LIFT TO ALL FLOORS
- RESIDENTS PARKING - EPC RATING B - COUNCIL TAX BAND B

Guide Price £139,950

**HUNTERS®**  
HERE TO GET *you* THERE

# East Street, , Hythe, CT21 5NG

## DESCRIPTION

AVAILABLE WITH NO CHAIN. located on the first floor, a well presented one bedroom retirement apartment located in the popular "Worthington Lodge", which is situated within level walking distance to Hythe High Street.

The accommodation offers a spacious hallway with doors to a front facing sitting room, bedroom, modern shower room and storage room with plenty of space for towels.

The accommodation offers a spacious hallway with doors to sitting room, bedroom, shower room and storage room with plenty of space for towels and vacuum. The delightful sitting room also has a window to front, and access to kitchen. The kitchen has a range of fitted units to wall and base, built in electric oven, inset electric hob, fridge & freezer. The double bedroom offers a fitted wardrobes and window to front.

Worthington Lodge residents benefit from the use of a laundry room and a very attractive residents lounge, there is also, by arrangement a guest suite for family members. Front elevation has a generous size residents parking area. There is a house Manager contactable at all times from personal call points throughout the apartment and building.

Short walking distance to Hythe town centre, with its excellent range of independent shops, very close by is Waitrose, Sainsbury's and Aldi stores. The high street is conveniently closed between 11am and 3pm for easier access. The town centre area also offers doctors, dentist and library. You can take a stroll along the lovely Royal Military canal or close by visit the famous Romney Hythe and Dymchurch steam railway. The M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are accessed by car or by the excellent local bus service. High speed rail services are available from Folkestone West, approximately 15 minutes by car, with services to St Pancras London in just over 50 minutes.

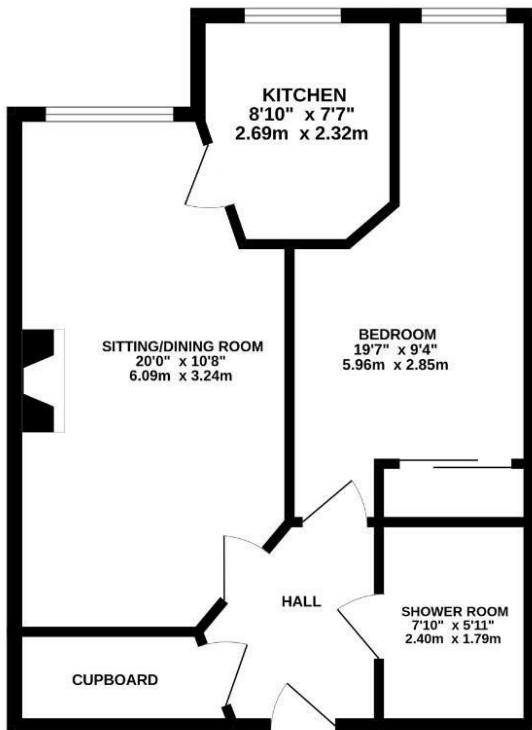
## SERVICE CHARGES

Half yearly ground rent charge of £439.10

Half yearly service charge of £1189.18







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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2004

### Viewings

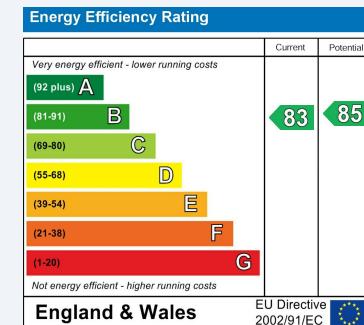
Please contact [hythe@hunters.com](mailto:hythe@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.