



## Castle View, Hythe

- PURPOSE BUILT GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OPEN PLAN SITTING ROOM WITH BALCONY
- Service Charge £1557 Ground Rent £200 per year
- TWO BEDROOMS - MASTER EN-SUITE
- OPEN PLAN KITCHEN - INTEGRATED APPLIANCES
- VIEWS OVER MARTELLO LAKE
- LEASEHOLD - 999 YEAR LEASE

**Asking Price £275,000**

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# Castle View, Hythe

## DESCRIPTION

Viewing is recommended to appreciate this Ground floor apartment, located in a prime position. The property also benefits from a covered balcony with space to sit and relax and take in the lovely views, overlooking the Martello Lake, the Roughts and up to Lympne Castle. The property is accessed via a security entrance system into a well-maintained communal hallway. The living space is presented to a very high standard with double glazing and gas central heating. The open plan living space provides a contemporary kitchen finished to a high specification with integrated appliances.

The master bedroom complete with an en-suite shower room, a second double size bedroom and a family bathroom with three piece suite comprising of a panel bath with overhead shower, wc and pedestal wash hand basin. To the front elevation there is a dedicated parking space and visitors parking. The development is well maintained to a very good standard with established trees and plants lining the walkways and access to many walks including routes around the lake.

This popular town offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores, as well as a host of coffee and tea shops, bars and restaurants. Hythe also offers a wealth of recreational activities and sports clubs as well as several nearby golf courses. Folkestone West main line railway station is approximately 15 minutes away by car and offers fast services to London, St Pancras in just over approximately 50 minutes. The M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed.

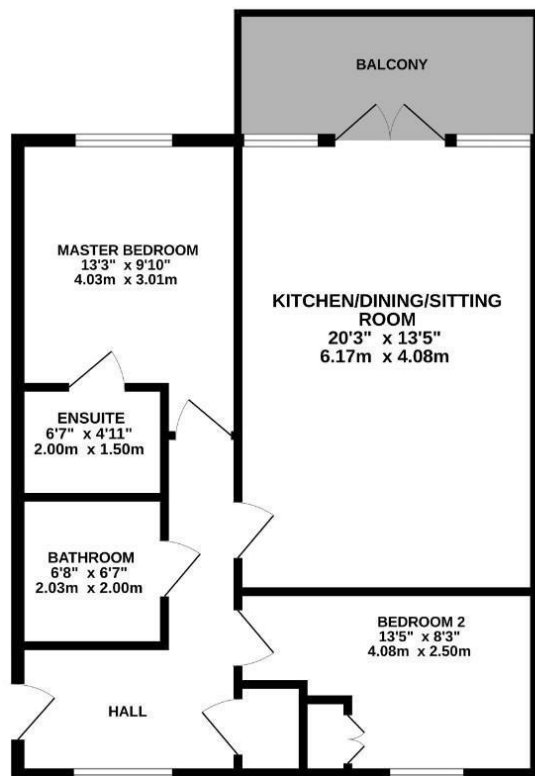
The property still retains an NHBC certificate until 2028. EPC RATING B:  
Council Tax Band: C GROUND RENT £200 per year - ANNUAL SERVICE CHARGE £1557 - Remaining Lease 995 years







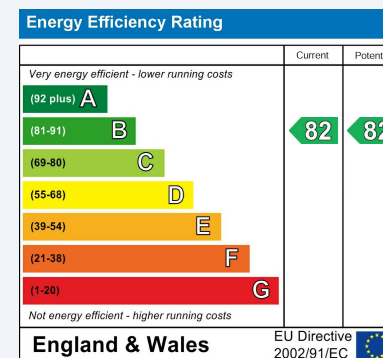
## GROUND FLOOR



Whilst every effort 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.  
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## 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.



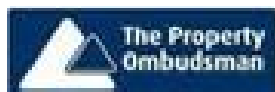
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

## Viewing

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

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