



Twiss Road

Hythe CT21 5NZ

- Well-Appointed Ground Floor Apartment
 - Modern Fitted Kitchen/Diner
- Spacious Living Room With Bay Window
 - Private Reception Hall
- Close To High Street, Canal & Seafront
- Two Double Bedrooms
- Attractive Garden & Terrace
- Bathroom & En Suite Shower Room
- New Boiler Installed 2025
- 999 Year Lease & Share Of Freehold

Asking Price £325,000 Leasehold - Share of Freehold





Mapps Estates are delighted to bring to the market this well presented ground floor two bedroom apartment enjoying a private garden, conveniently located adjacent to the Royal Military Canal and within level walking distance of the seafront, Waitrose supermarket and the high street. The spacious and well-proportioned accommodation comprises a welcoming reception hall, a living room with a bay window and French doors opening to the side garden and terrace, a modern fitted kitchen/diner, two double bedrooms, an en suite shower room and a separate bathroom. The property benefits from a new gas-fired boiler installed in 2025, the remainder of a 999 year lease and a share of the freehold. An early viewing comes highly recommended.

Located only a stroll from Hythe's seafront and the Imperial Hotel and golf course, and within level walking distance of the high street, Waitrose supermarket and the Royal Military Canal. The high street offers an excellent array of independent shops, together with Iceland and Sainsbury's stores, and an Aldi store close by. Doctors' surgeries, dentists, a public library and St Leonard's Church are also all located centrally. The M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately fifteen minutes away by car), giving access to London St Pancras in approximately 50 minutes.

Ground Floor:

Communal Entrance Hall

With composite entrance door and private front door to apartment 2.

Private Reception Hall 15'8 x 8'2 (max points)

With solid wood front door, fitted doormat, built-in cloaks cupboard with hanging rail, fitted shelf and consumer unit, entry phone, recessed downlighters, radiator.

Living Room 15'10 x 13'6

With front aspect bay window looking onto front garden with UPVC double glazed windows, side aspect UPVC double glazed French doors opening to paved terrace and garden, recessed downlighters, two radiators.

Kitchen/Diner 11'7 x 9'6

With rear aspect UPVC double glazed windows and back door, range of white gloss finish store cupboards and drawers, natural stone worktops and matching upstands with tiled splashback, inset stainless steel sink with mixer tap over and integral drainer to worktop, four ring electric ceramic hob with canopy hood over and electric oven and grill under, integrated fridge/freezer, space and plumbing for washer/dryer, space for dining table, cupboard housing wall-mounted Alpha gas-fired combination boiler (installed 2025), recessed downlighters, wood flooring, radiator.

Bedroom 12'8 x 10'7

With rear and side aspect UPVC double glazed windows, range of fitted wardrobes with central mirrored door, recessed downlighters, radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, fully tiled shower cubicle with bi-fold screen, wash hand basin with tiled splashback, WC, extractor fan, recessed downlighters.

Bedroom 12'8 x 8'10

With side aspect UPVC double glazed window, recessed downlighters, radiator.

Bathroom 7'10 x 5'7

With three UPVC frosted double glazed windows, panelled bath with mixer tap, wall-mounted shower attachment, shower screen over and tiled walls over, fitted vanity unit comprising wash hand basin with mixer tap over set into shelf with white gloss finish store cabinets under and WC with concealed cistern to side, large fitted mirror, recessed downlighters, extractor fan, wood flooring, heated towel rail.

Outside:

To garden to the front of the property has been laid to pea shingle and bordered by an attractive ragstone wall; there is a laurel hedge and a feature Fatsia Japonica

plant. A side gate opens to the main garden which has a paved terrace by the French doors from the living room, an outside wall light and power point, a planted shrub border, a further area laid to pea shingle and paving, and a garden shed. To the rear of the property is a small gated courtyard area with space for a bistro table and chairs; while the apartment does not own this space by the back door, it enjoys sole use of it. In addition, there is a large detached storeroom for the communal use of the residents, and side access leading across to the public walkway along the Royal Military Canal.

Lease & Service Charge:

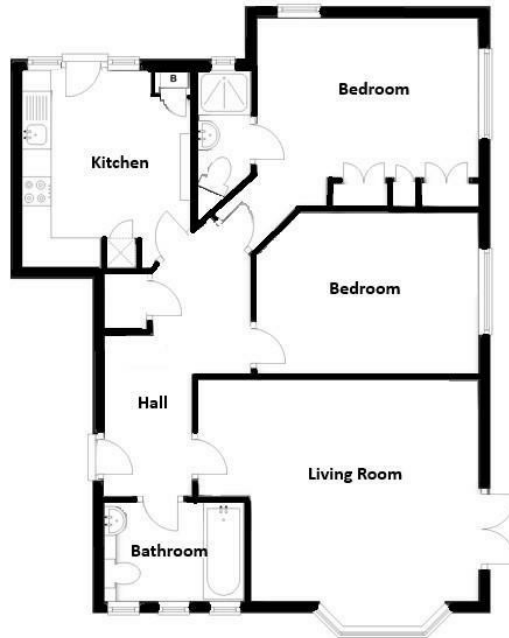
The property benefits from the remainder of a 999 year lease and a share of the freehold; consequently there is no ground rent to pay. We have been advised by the vendors that the current annual service charge is £1200.00.





Ground Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.