



Apartment 5 Redlynch House Hillcrest Road Hythe Kent CT21 5EU
Guide £475,000

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Apartment 5 Redlynch House

Hillcrest Road Hythe Kent CT21 5EU

A purpose built Apartment in a favoured location with wonderful outlook.

STAMP DUTY INCENTIVE AVAILABLE

Situation

Nestled in an idyllic location on Hythe's picturesque hillside, this property boasts sweeping vistas spanning the town and the English Channel. A stone's throw away up the hill lies the charming village of Saltwood, featuring a well-appointed newsagents/general store, The Castle Hotel, a vibrant village hall, and both primary and secondary schools. Descend the hill, and you will find yourself in the historic Cinque Port Town of Hythe, home to an array of independent shops, as well as major retailers such as Waitrose, Iceland, Aldi, and Sainsbury's. The town is graced by the presence of the historic Royal Military Canal, offering delightful strolls and recreational amenities, complemented by Hythe's unspoiled seafront.

For those in need of swift transportation links, the M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessible by car. High-speed rail services can be found at Folkestone West and Sandling, granting rapid access to London St Pancras in just over fifty minutes.

The Property

Introducing Redlynch House: an exceptional purpose-built complex featuring eight apartments, poised in an elevated location with a striking contemporary design. Each residence is meticulously crafted to the highest standard, boasting standout features such as custom-designed Bauformat German kitchens, opulent bathrooms with state-of-the-art Aqualisa showers, and zonal underfloor heating for ultimate comfort. For those prioritizing sustainability, allocated off-road parking spaces come ready for electric vehicle charging points.

The ground-floor apartments open up to inviting balconies through bifold doors, while the lower-level residence enjoys exclusive access to a garden space, offering panoramic sea views for all to relish. Inside, the apartments exude spaciousness, and no detail has been overlooked.

Thoughtful considerations include ample storage solutions and fitted wardrobes, ensuring a seamless blend of form and function. Redlynch House epitomizes modern coastal living, combining style, comfort, and practicality in one stunning package. This modern apartment features a welcoming hallway with storage space and an open-plan living and kitchen area which boasts spacious dimensions, with the kitchen area showcasing a blend of high and low level units complimented by stone work tops and splash backs. The kitchen is fully equipped with integrated appliances and additionally there is a gas fire combination boiler neatly housed within the unit. The living area seamlessly transitions to a balcony through bi-fold double doors offering panoramic views of the sea and Hythe town. The master bedroom features plush carpeting, double glazed windows and built-in wardrobes with ample storage. There is an en-suite bathroom which exudes modernity with floor to ceiling tiling. A walk-in shower cubicle further compliments the bathroom. Bedroom two enjoys abundant natural light from windows to front and side with customised fitted wardrobes. The main bathroom mirrors the en-suite's modern aesthetic features.

Outside

There is also allocated parking to the front as well as access to a communal bike store.



To view this property call Colebrook Sturrock on **01303 260666**

Ground floor
926 sq ft (86 sq m) approx



Hallway

Kitchen/living room

22' 7" x 14' 1" (6.88m x 4.29m)

Bedroom One

16' 10" Max x 13' 5" into bay (5.13m x 4.09m)

En-suite

Bedroom Two

8' 7" x 15' 0" (2.61m x 4.57m)

Bathroom

Balcony

14' 6" x 4' 5" (4.42m x 1.35m)

Services

Maintenance fee - £1850 per annum

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

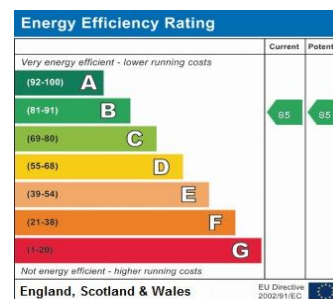
Share of Freehold

Current Council Tax Band: D

EPC Rating: B

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



The Green, Saltwood, Hythe, Kent, CT21 4PS

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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