



# HIGH STREET HYTHE

Guide Price: £195,000 Share of Freehold



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY

## The Birds Nest 69, High Street, Hythe CT21 5FF

### DESCRIPTION

The Birds Nest, is a charming and characterful GII listed building dating C18 century with earlier origins, the property was formerly one house now sub- divided into a two-bedroom apartment on the first floor and shop on the ground floor.

The apartment has some lovely original features to include exposed beams, attractive cast iron feature fireplace, and the benefit of a communal courtyard garden.

### SITUATION

The property is conveniently located in The Cinque Port Town of Hythe's quaint High Street, which provides individual shopping, a good selection of restaurants/public houses, wine bars, coffee shops, three supermarkets including Sainsburys, Aldi, and Waitrose.

Recreation facilities include a good selection of golf courses, Hythe Imperial Leisure Golf & Spa Hotel, bowls, squash, cricket, tennis, football, swimming pool, fishing sailing and water sports can be found along the coast. And you can enjoy miles of lovely cycling or walks either along Hythe Royal Military Canal and Hythe beach promenade.

Transports links are excellent with the M20 linking in to the M25 and other motorway networks. Railway stations, can be found at Westenhanger and Saltwood, with the high-speed train service operating from Folkestone Central and Folkestone West into London St Pancras in less than an hour. Eurotunnel and the port of Dover provide services to the Continent.

Other attractions in and around the area, are Port Lympne Wildlife Park, Romney, Hythe & Dymchurch miniature light railway, which takes you from Hythe through to Dungeness.



## FEATURES

- **Private Entrance**, access to the rear of the property,
- **Entrance porch**
- **Hall**, spindle balustrade, loft access which is boarded and houses the boiler.
- **Sitting room**, exposed beam, sash window to the front
- **Kitchen**, stylish cabinets, with electric oven, ceramic hob, extractor, butler sink, all complimented with wooden worksurfaces. Sash window overlooking the courtyard.
- **Bedroom 1**, cast iron feature fireplace, window to the front
- **Bedroom 2**, sash window to front
- **Shower room**, hand basin set in vanity unit, low level WC, walk in shower cubicle with chrome rain head.
- **Shared walled courtyard garden with loggia.**

## OUTSIDE

The rear courtyard is a shared courtyard which is laid with a mixture of paving stones, and a stunning original ragstone wall, also in the courtyard is a loggia which is private to the apartment, all providing a pretty outside setting.

Entrance to the apartment is off Dental Street to the rear of the property.

## PROPERTY INFORMATION

Services: Main's water, electricity, gas, drainage

Local Authority: Folkestone and Hythe Council

Council tax band. TBA

The property has 50% share of the freehold with a 999-year lease from 2020

The courtyard is divided into fifth share contribution which will be set up to cover any cost relating to the courtyard.

## VIEWINGS

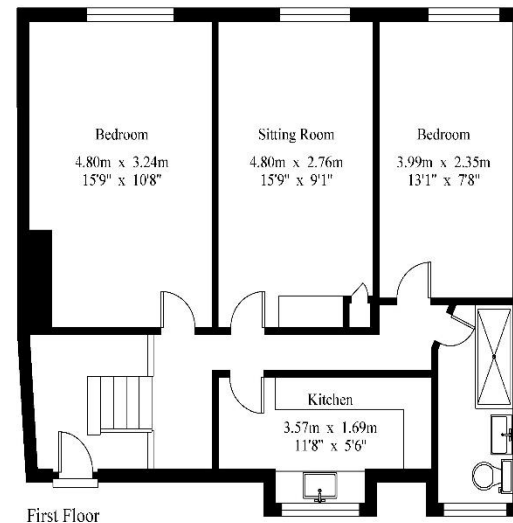
Strictly by appointment through Whitney Homes

Tel: 01303 262853



## The Bird's Nest

Gross Internal Area : 61.1 sq.m (657 sq.ft.)



### Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes  
Hythe

01303262853  
info@whitneyhomes.co.uk



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