Asking Price £139,000 Leasehold

1 Bedroom, Apartment - Retirement

39, Worthington Lodge 2 East Street, Hythe, Kent, CT21 5NG

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Churchill
Sales & Lettings
Retirement Property Specialists

Worthington Lodge

Worthington Lodge is an exclusively designed development of 39 one and two bedroom Retirement apartments, constructed by Churchill Living, located in the picturesque Kent town of Hythe. The development is situated in an ideal position close to the town centre and local amenities. Hythe is a charming seaside town with its narrow streets lined by interesting historic buildings and a wide variety of shops, including major retailers.

Running through the centre of the town, the Royal Military Canal gives central Hythe much of its character as does the surrounding countryside, both providing many delightful walks. With its own sandy beach, Hythe is on a broad bay of the English Channel, four miles from Folkestone and just 16 miles from Dover, making it ideal for those who enjoy taking trips to the near Continent. Nearby is Port Lympne Wild Animal Park and Gardens and Brockhill Country Park whilst in Shorncliffe is the Folkestone and Hythe Operatic and Dramatic Society.

Hythe is close proximity to the cathedral city of Canterbury and has excellent transport links to Folkestone and Dover, as well as London via the M20 or a regular train service,
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Worthington Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Worthington Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Worthington Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

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Property Overview

ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT IN HYTHE

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom third floor apartment. The property is conveniently located near the lift and stairs providing easy access.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A large window provides lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, a fridge and freezer.

The Bedroom is a good-sized double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower tray and handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Worthington Lodge!

Features

- One bedroom third floor retirement apartment
- Close to the town centre & excellent transport links
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owner's private car park
- Lodge manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.

Key Information

Service Charge (Year Ending 31st May 2027) £2,573.97 per annum.

Ground Rent: £878.20 per annum. To be reviewed in October 2029.

125 year Lease commencing 2008

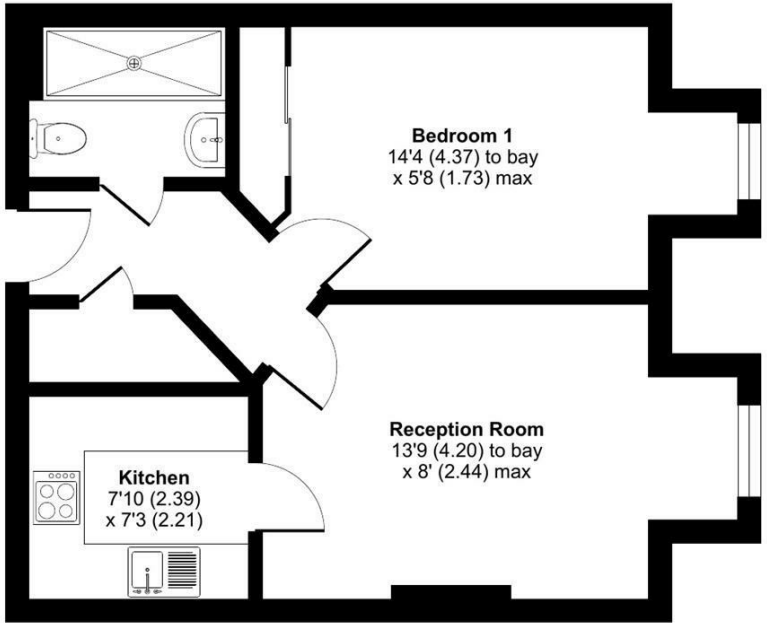
Council Tax Band B

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 480 sq ft / 44.5 sq m

For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1252165

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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