



Dental Street, Hythe, CT21 5LJ

£400,000



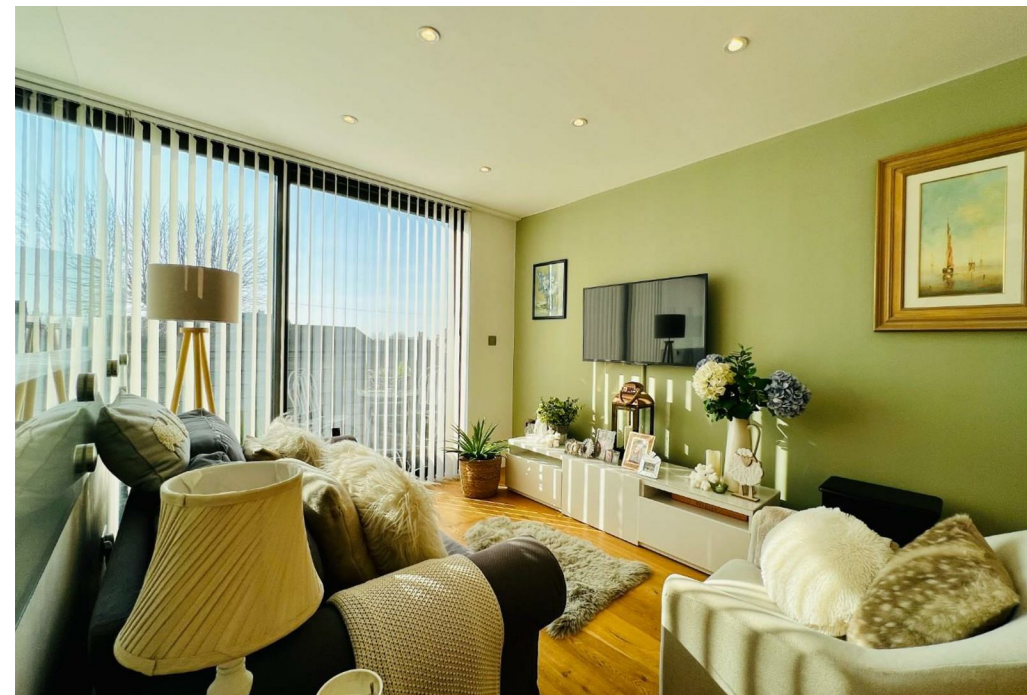
GUIDE PRICE OF £400,000 - £425,000. A modern contemporary two-bedroom townhouse with a light and airy open plan reception room in a highly sought after gated development within a few minutes' walk of the popular high street of Hythe.

The immaculate presented accommodation offers entrance hall leading to two double bedrooms both with modern en suite shower rooms, fitted wardrobes and oak flooring. The ground floor entrance hall leading to the striking first floor open plan reception with full height and width sliding double glazed door to south facing balcony. There is a sitting room with oak flooring and access to cloakroom, storage cupboard and kitchen/dining room.

The high spec kitchen offers a range of matching high and low level unit with Corian work surfaces and breakfast bar, inset sink unit into Corian worktop and mixer tap over, integrated Miele oven/grill with four ring induction hob and extractor over, separate integrated Miele washing machine & tumble dryer, integrated Miele dishwasher and tall fridge/freezer, integrated high level Miele microwave, glass splashbacks, feature roof light, sliding double glazed door to south facing balcony

The property offers an enclosed private decked sun terrace with a south facing aspect, flower and shrub border and cupboard housing air source heat pump, outside light, allocated parking space, communal garden with seating area, access also to communal bike store and individual storage locker.

Service Charge for communal area - £850 Approx. per annum.
Services - Mains water, electricity and sewerage
Heating - Ground source heat pump central heating system distributed with under floor heating throughout
Broadband - Average Broadband Speed 18mb to 80mb
Mobile Phone coverage - Good
Flood Risk - Very Low

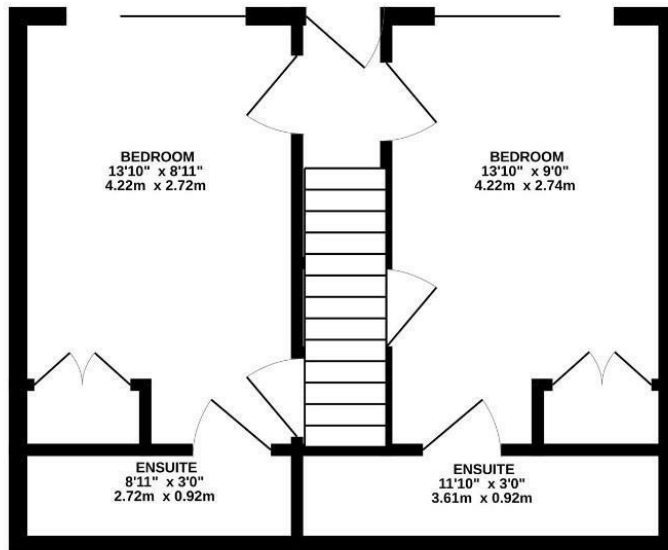




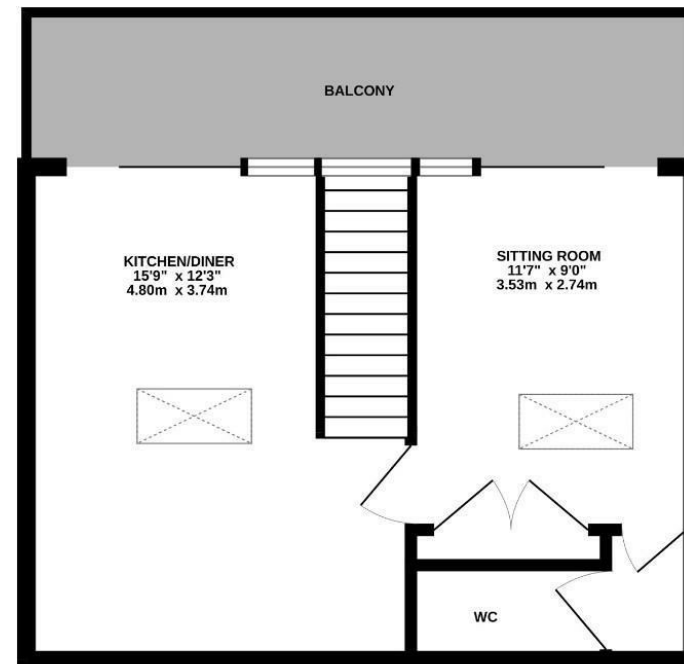
Tenure: Freehold
Council Tax Band: D

- CONTEMPORARY MID TOWNHOUSE
- TWO DOUBLE BEDROOMS BOTH WITH EN SUITES
- WITHIN A FEW MINUTES WALK OF HYTHE HIGH STREET
- HIGH SPEC KITCHEN WITH MIELE APPLIANCES
- OPEN PLAN RECEPTION AREA
- PRIVATE GARDEN AND BALCONY
- COMMUNAL GARDENS WITH SECURE STORAGE
- ALLOCATED PARKING
- PRIVATE GATED DEVELOPMENT

GROUND FLOOR



1ST FLOOR



Whilst every attempt 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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