



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**HYTHE | Guide Price £600,000**  
**Call us today on 01303 261557**





### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**GUIDE PRICE OF £600,000 - £650,000 - NO CHAIN.** A spacious detached family home in a popular road with in the picturesque town of Hythe! This property boasts not only a prime location but also ample space with two reception rooms and five bedrooms, providing plenty of room for a growing family or those who love to entertain guests.

One of the standout features of this property is its elevated position offering sea views, offering a tranquil and scenic backdrop to everyday life. The kitchen offers a range of wall and base units with spaces for appliances, modern Worcester Bosch boiler and access to the integral garage. The five bedroom is located of the ground floor, which provides a great addition to the property and can either be used as a bedroom or home office. In addition to the ground floor there is a downstairs cloakroom.

With two bathrooms, morning rush hours will be a thing of the past, ensuring everyone can get ready for the day without any hassle. The detached outbuilding and summer house provide additional space for hobbies, storage, or even a home office - the possibilities are endless! The garden offers a patio area with steps leading to a laid to lawn garden with a variety of flower and shrub borders, side access and timber shed.

Parking will never be an issue with space for several vehicles, making trips to the seaside or visits from friends and family a breeze. Situated in a quiet cul de sac, peace and privacy are guaranteed, creating a serene environment to call home.

What makes this property even more special is that it comes with no onward chain, making the buying process smooth and hassle-free. Owned by the same family since new, this house is filled with memories and is now ready for a new chapter to begin.

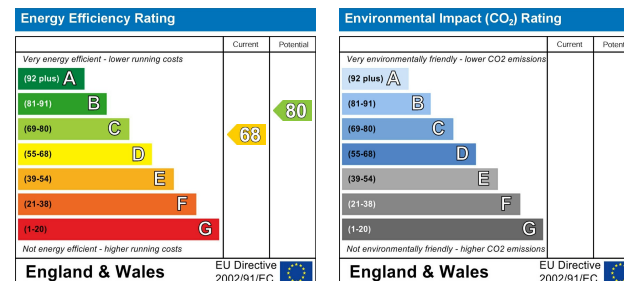
The property offers great potential to extend to create additional accommodation subject to the normal permissions.

The property is located in a quiet cul des, with in easy access to the Hythe's Town Centre. Hythe offers an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's and Waitrose is only a short stroll away. The seafront and promenade are also only a short walk away, and can be accessed via the picturesque 'Lady's Walk'. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys' and girls' are available in nearby Folkestone. Sandling main line railway station, the M20 motorway,

Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

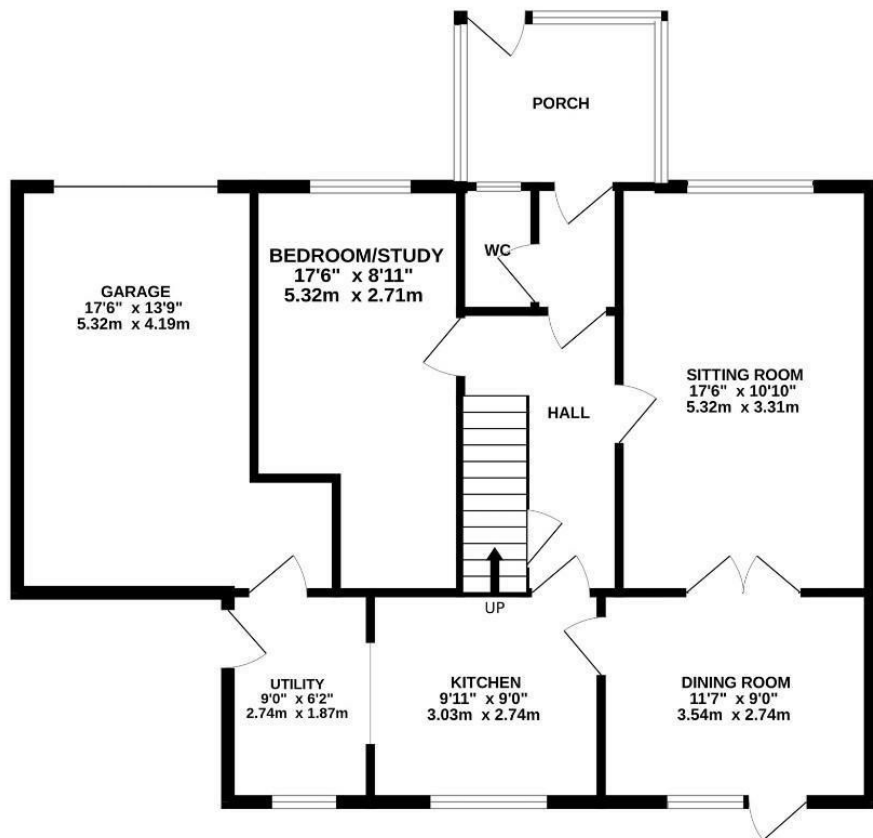
Services - Mains water, gas, electricity and sewerage  
 Heating - Gas central heating  
 Broadband - 10mb - 1000MB  
 Mobile Phone coverage - Ok - Good  
 Flood Risk - Very Low

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- EN SUITE AND FAMILY BATHROOM
- DETACHED OUTBUILDING AND SUMMER HOUSE
- FIVE BEDROOM DETACHED FAMILY HOME
- ELEVATED POSITON WITH SEA VIEWS
- DRIVEWAY AND GARAGE
- OWNED BY THE SAME FAMILY SINCE NEW
- SITUATED IN A QUIET CUL DE SAC
- FRONT AND REAR GARDENS

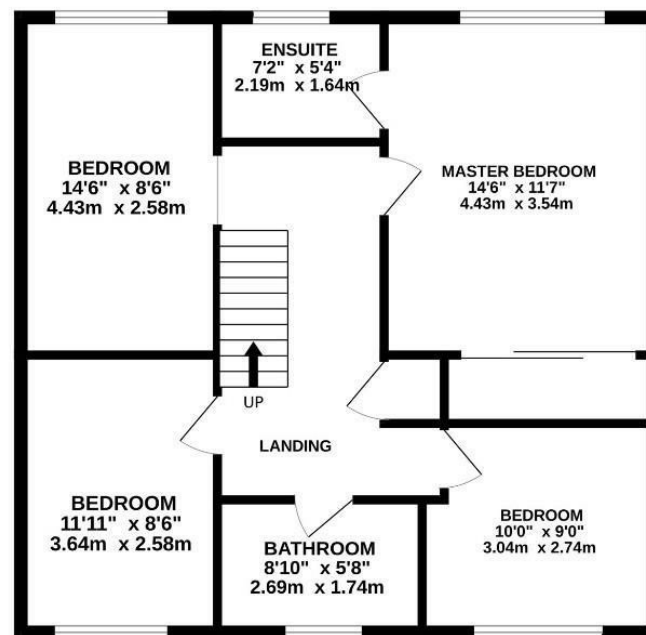




GROUND FLOOR



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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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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