



Spanton Crescent, Hythe, CT21 4SF

£500,000



NO FORWARD CHAIN: Tucked away in the corner of this popular cul-de-sac area of Hythe, you can enjoy this lovely detached bungalow with amazing south facing views from the cottage style gardens.

The property is nicely presented and provides three bedrooms, modern style bathroom, a comfortable sitting room with dining area and opening to a lovely south facing conservatory. The modern fitted kitchen offers a range of wall and base units with granite worktops, built in double oven, hob, extractor and dishwasher. In addition there is separate utility room with matching units with granite worktops, and integrated washing/tumble dryer and fridge/freezer. spaces for further appliances and separate cloakroom.

To the front of the property there is a driveway offering parking for several vehicles leading to a large integrated garage, providing additional parking and work shop area.

The rear garden offers a very pleasant decking area to sit and enjoy the panoramic views across Hythe and sea views beyond. There is a lovely range of mature bushes and plants and has been well maintained.

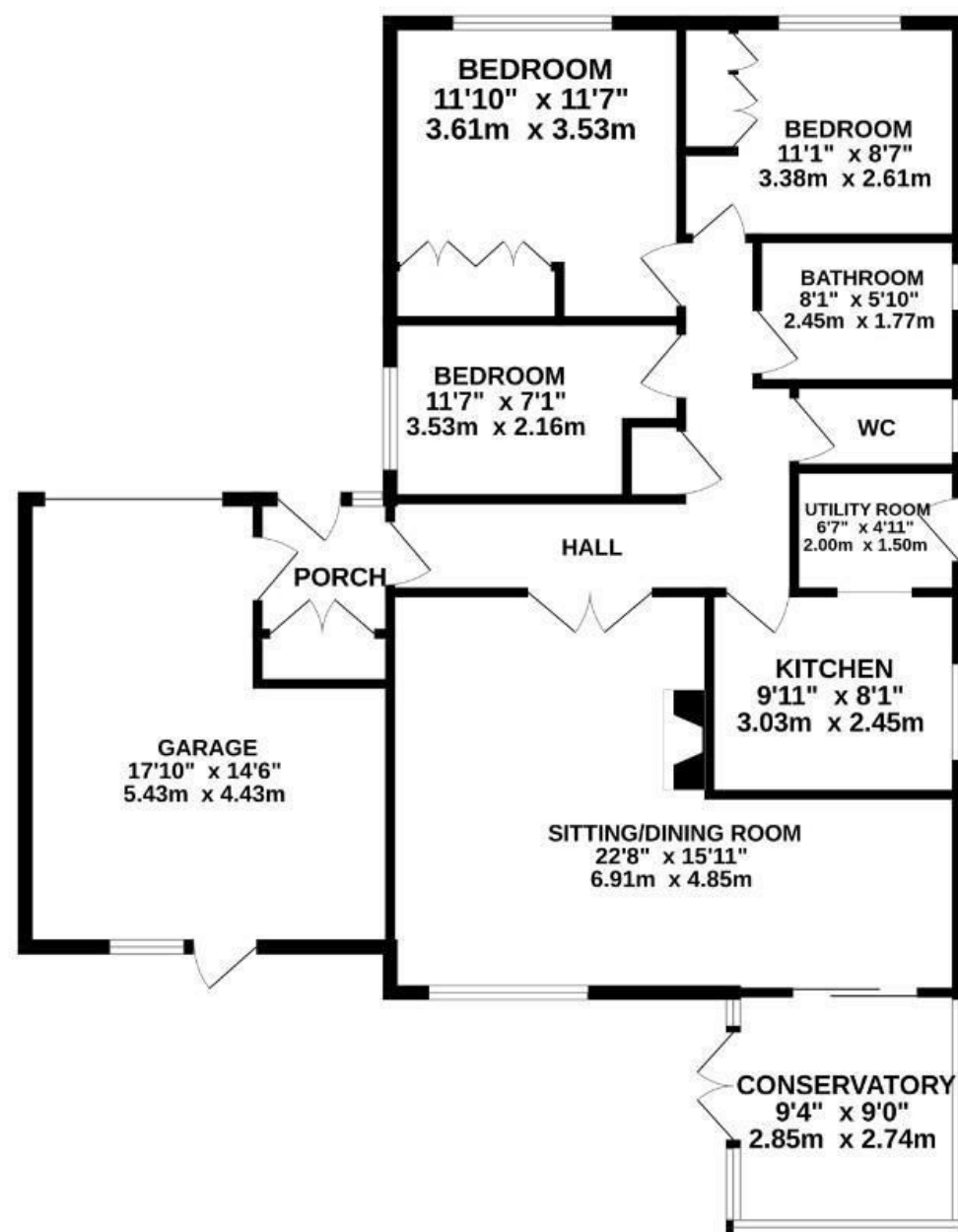
The property is located in a quiet cul de sac, with in easy access to the Hythe's Town Centre. Hythe offers an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's and Waitrose is only 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.

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



GROUND 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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Tenure: Freehold
Council Tax Band: E

- DETACHED BUNGALOW - SOUTH FACING SEA VIEWS
- THREE BEDROOMS - FAMILY BATHROOM
- FITTED KITCHEN WITH UTILITY ROOM
- SITTING ROOM - DINING ROOM - CONSERVATORY
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- PARKING AND LARGE GARAGE /WORKSHOP
- NO ONWARD CHAIN
- SEPARATE CLOAKROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	79
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.

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.