



HUNTERS[®]
HERE TO GET *you* THERE

4 2 3

Blackhouse Hill, Hythe

Asking Price £750,000

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A spacious four bedroom detached family home located on Blackhouse Hill in the picturesque town of Hythe. This property boasts a delightful blend of character and modern convenience, making it a perfect family home.

The accommodation offers entrance hall leading sitting room with brick fire place with open fire and Juliet balcony over looking the garden and steps leading down to useful study. In addition, there is a separate dining room, kitchen and cloakroom. The modern kitchen offers a a range of wall and base units with a range of integrated appliances and door leading to a covered passage way. The first floor offers master bedroom with en suite, three further double bedrooms and family bathroom.

One of the standout features of this property is the parking space available for up to five vehicles, a rare find in this sought-after location. Whether you have a growing family or simply enjoy hosting gatherings, this ample parking space will surely meet your needs.

The southernly aspect rear garden offers a mainly laid to lawn garden with raised entertaining patio area, a variety of mature shrubs, timber shed and side access.

The charming Cinque Ports Town of Hythe, with an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. Visit the famous Romney Hythe and Dymchurch Steam Railway.

The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - Average Broadband Speed 15mb to 1000mb

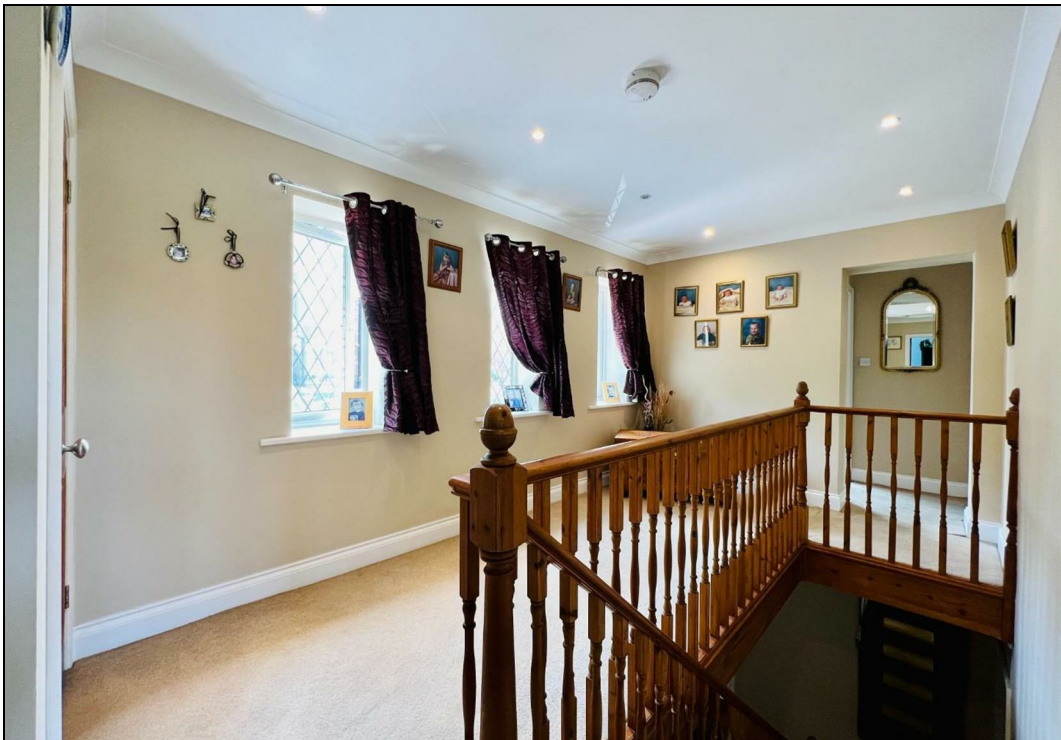
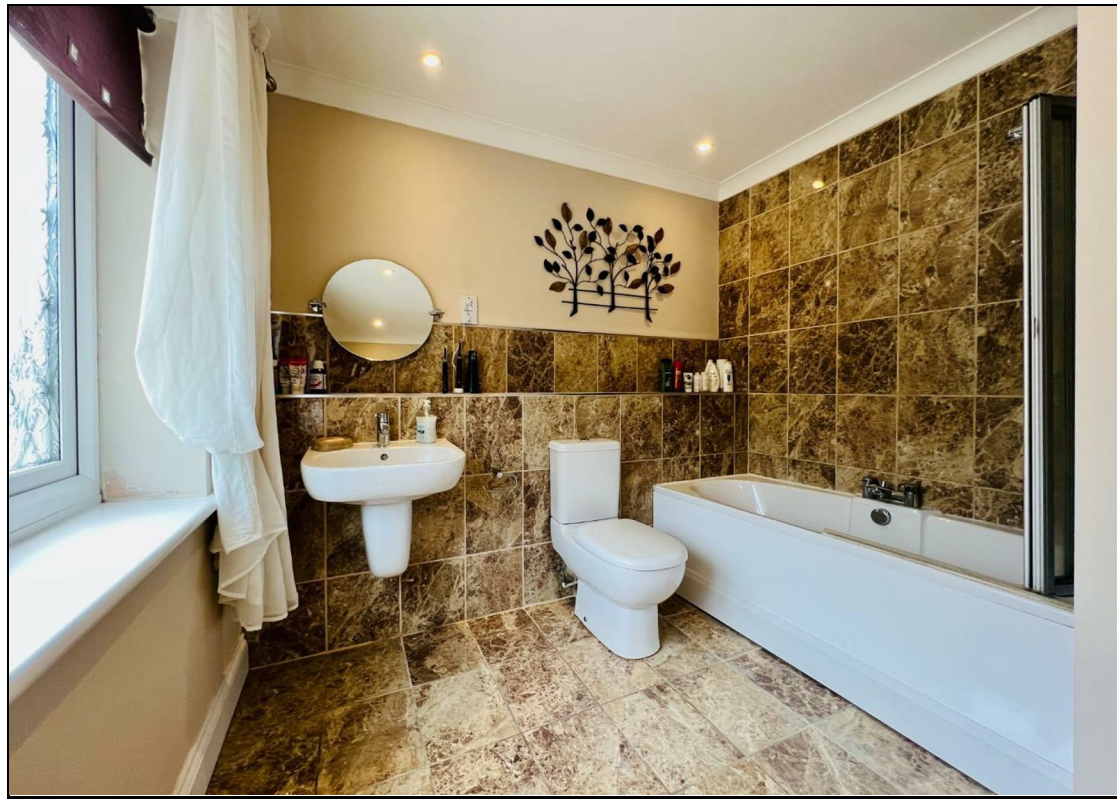
Mobile Phone coverage - Okay - Good

Flood Risk - Very Low

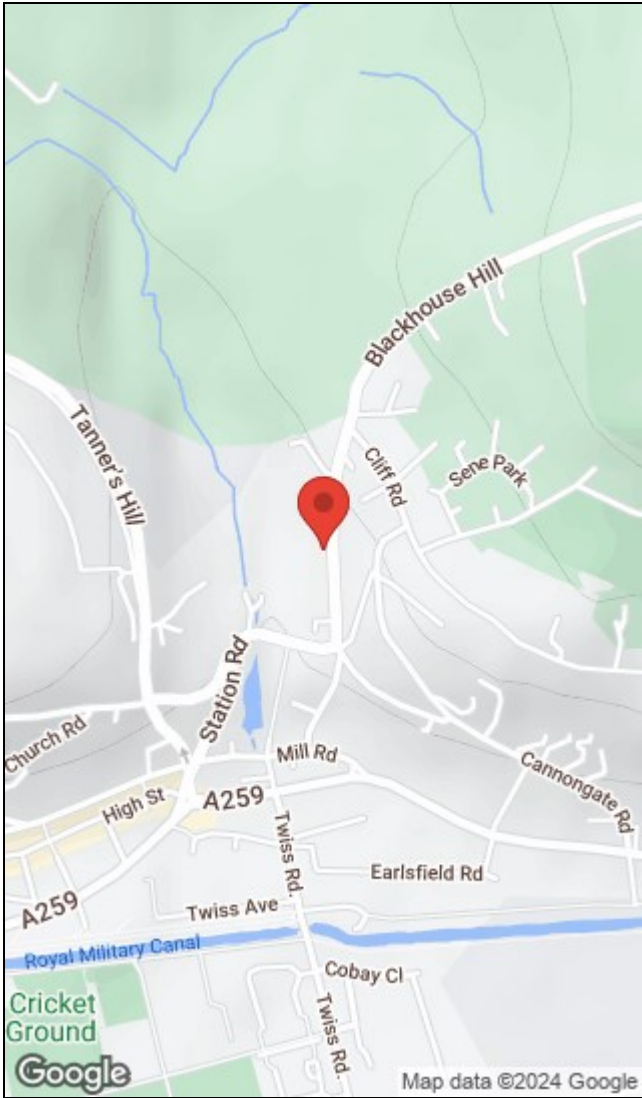
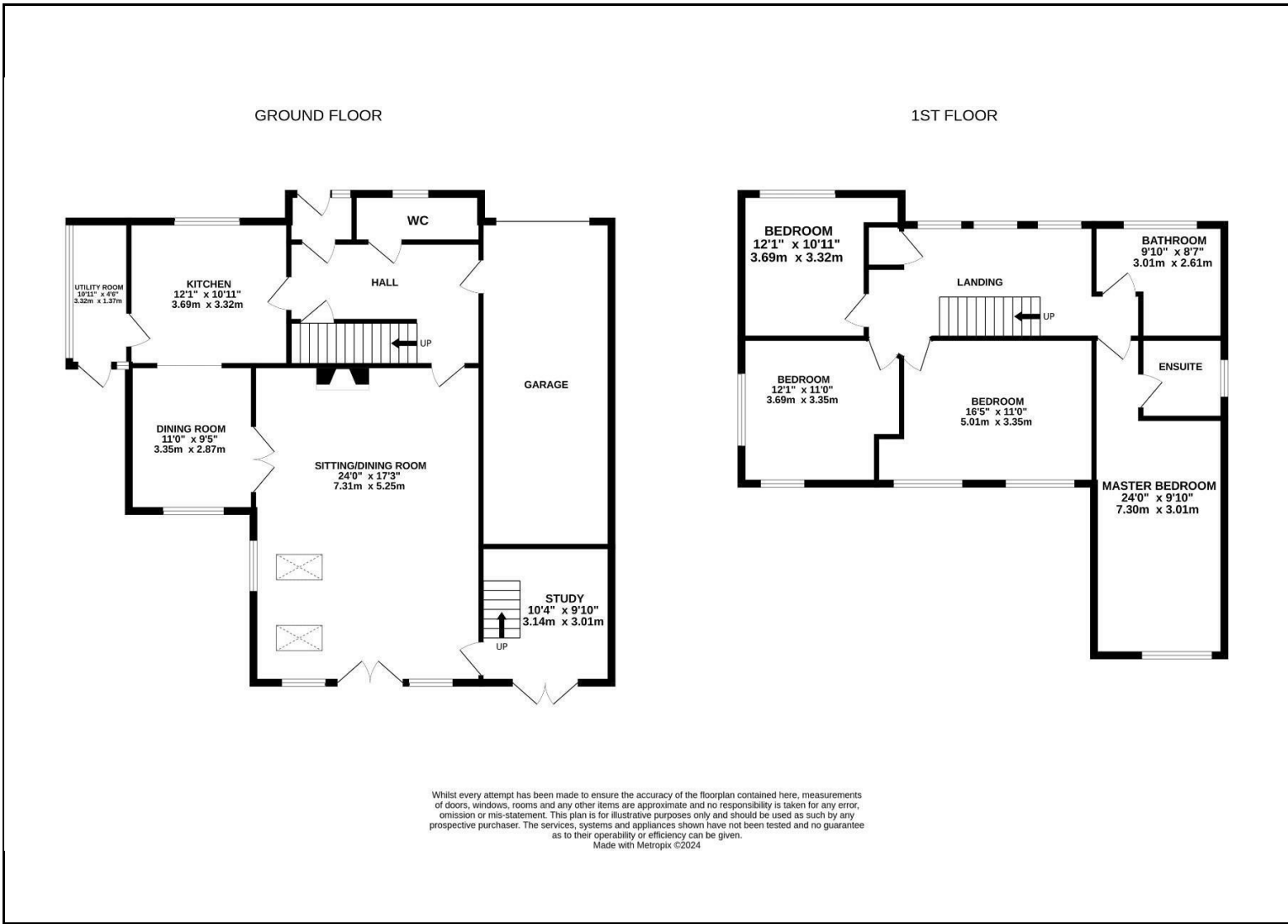
- FOUR BEDROOM DETACHED FAMILY HOME
 - THREE RECEPTION ROOMS
 - MODERN KITCHEN
 - DOWNSTAIRS CLOAKROOM
 - EN SUITE AND FAMILY BATHROOM
- DRIVEWAY FOR SEVERAL CARS
- INTEGRATED SINGLE GARAGE
- ENCLOSED REAR GARDEN











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

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