



HUNTERS[®]
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HYTHE



Asking Price £650,000

A beautifully presented three bedroom detached home offering a southerly aspect rear garden, stylish kitchen/dining room and situated on a private road within easy access to the high street, Military Canal and beach front.

The light and airy accommodation offers entrance hall with access to downstairs cloakroom, study/fourth bedroom, sitting room and double aspect kitchen/dining room. The well equipped kitchen offers a range of high gloss wall and base units with quartz worktops and a range of integrated appliances. The dining area offers French doors to a raised terrace which can also be accessed from the sitting room, so provides the perfect place to enjoy the sun and garden.

The first floor offers a master bedroom with distant sea views and a modern en suite with bath and shower cubicle. There are two further double bedrooms and a modern shower room.

The property offers a driveway providing parking for several cars with access to integrated garage and side access. The garage offers an electric up and over door and plumbing for washing machine and tumble dryer. The enclosed southerly aspect garden is mainly laid to lawn with a variety of mature flower and shrubs, green house and timber shed.

The charming Cinque Ports Town of Hythe includes 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 Sandling, Folkestone Central and West station.

Services - Mains water, gas, electricity and sewerage

Heating - Gas Central Heating

Broadband - Average Broadband Speed 17mb to 1000mb

Mobile Phone coverage - Okay - Good

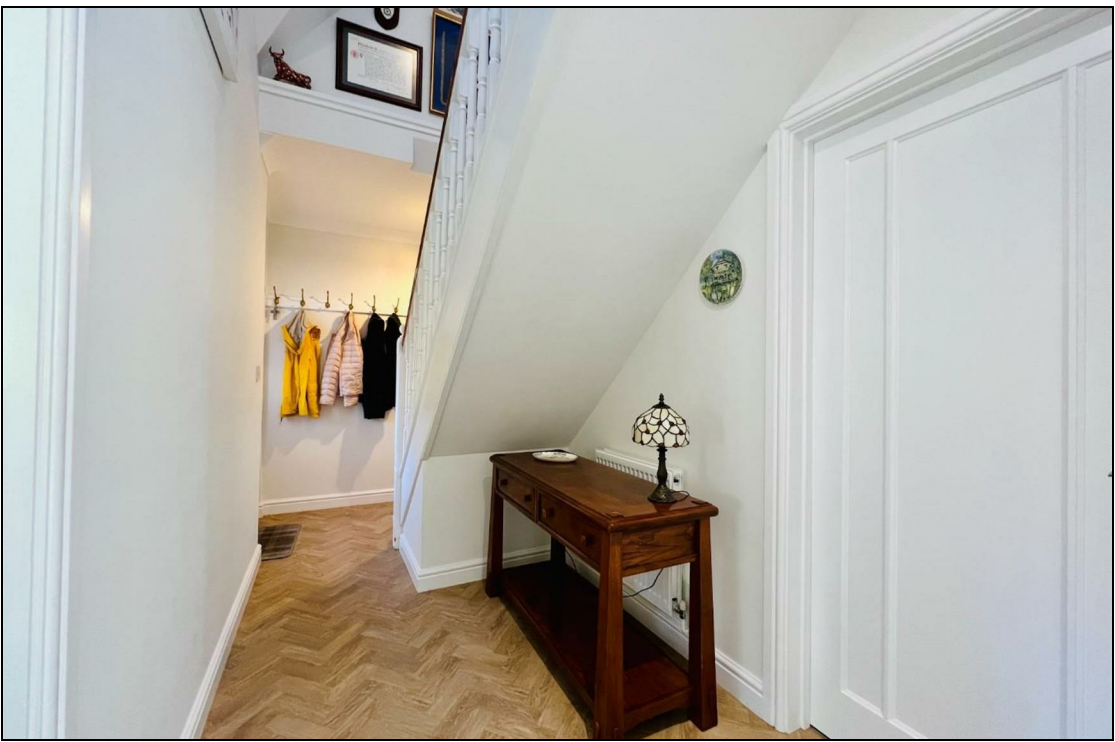
Flood Risk - Very Low



- THREE BEDROOM DETACHED FAMILY HOME
 - MODERN KITCHEN/ DINING ROOM
 - SITTING ROOM LEADING TO RAISED TERRACE
 - STUDY OR FOURTH BEDROOM
 - MODERN EN SUITE AND BATHROOM
 - SOUTHERLY ASPECT REAR GARDEN
 - DRIVEWAY AND SINGLE GARAGE
 - SITUATED ON A PRIVATE ROAD
 - NO ONWARD CHAIN

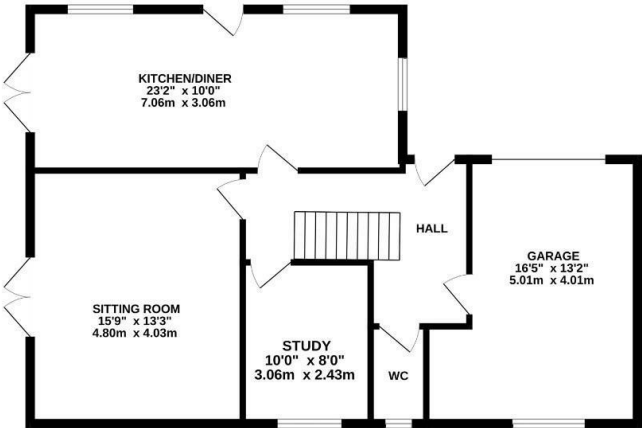




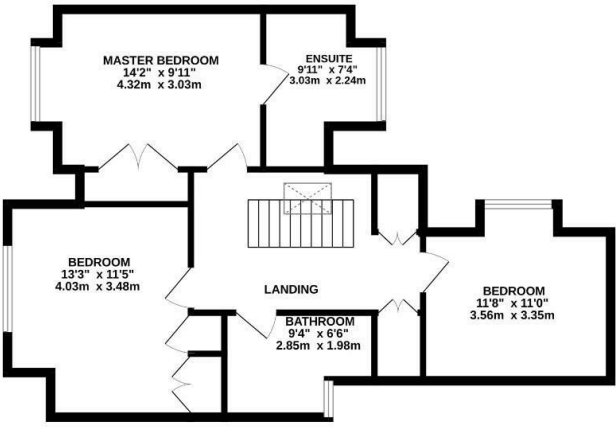




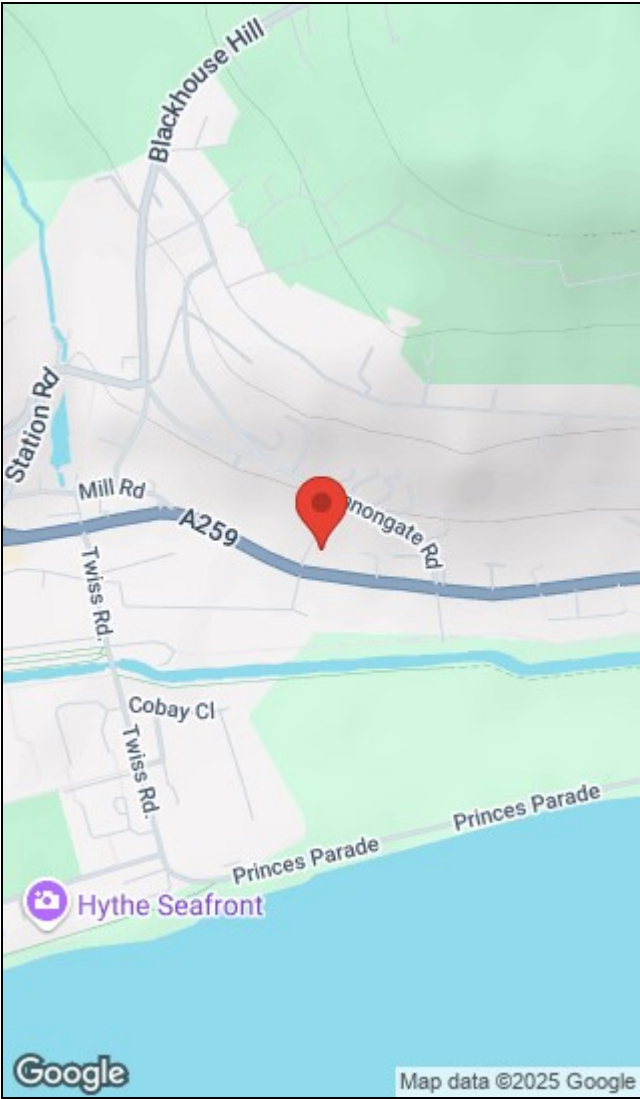
GROUND FLOOR



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		
(81-91)	B		
(69-80)	C		
(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	

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