



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**HYTHE | Asking Price £260,000**  
**Call us today on 01303 261557**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 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.

**A well presented one bedroom semi bungalow in the picturesque location of Hythe! This lovely semi-detached home boasts a cosy reception room with log burning stove, perfect for relaxing after a long day.**

**The mature garden offers a laid to lawn area with a variety of mature flower and shrub borders with the bonus of overlooking the scenic Romney Hythe & Dymchurch Railway and the Royal Military Canal, which provides a tranquil and scenic setting for you to enjoy. Imagine waking up to beautiful views every morning and unwinding in the peaceful surroundings every evening.**

**Parking will never be an issue with space for up to three vehicles, making it ideal for families or those who enjoy having guests over. Whether you're a first-time buyer, downsizing, or looking for a holiday home, this bungalow offers a fantastic opportunity to own a piece of paradise in Hythe.**

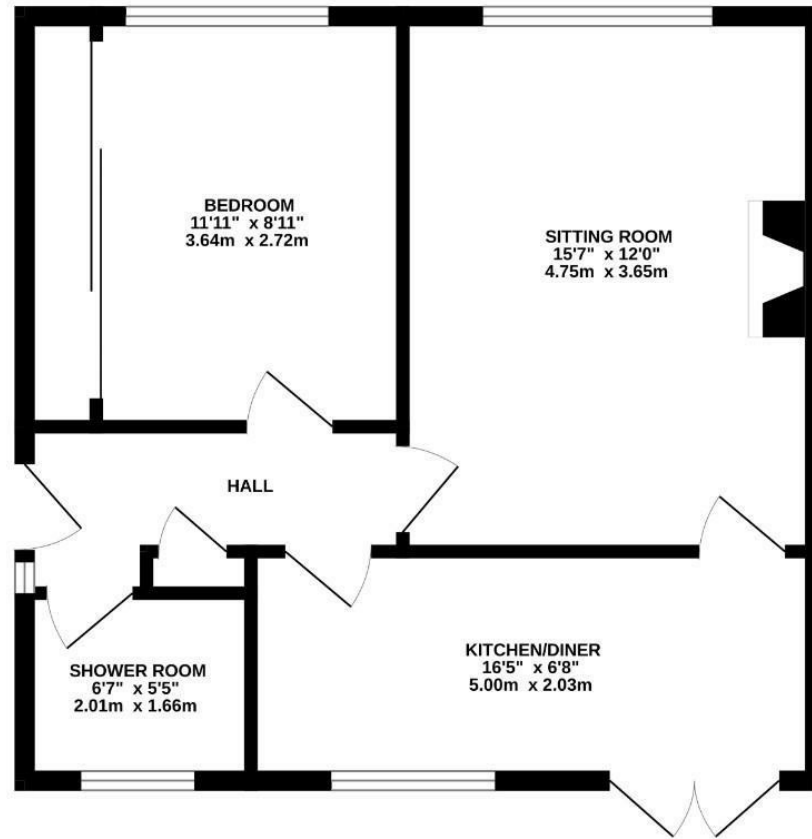
**Don't miss out on the chance to make this delightful property your own - book a viewing today and start envisioning the wonderful lifestyle that awaits you at this charming bungalow in Hythe!**

**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 6mb to 1139mb  
Mobile Phone coverage - Poor - Good  
Flood Risk - High**

## 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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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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