



**HUNTERS**<sup>®</sup>  
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# HYTHE



## Asking Price £450,000

A well presented three bedroom semi detached family home, which ideally positioned to access all the amenities this vibrant town has to offer. Whether you fancy a leisurely stroll to the local shops, a relaxing day at the beach, or a delicious meal at one of the quaint cafes, everything is within easy reach.

The accommodation offers entrance porch leading to hall with cloakroom, kitchen/dining room and sitting with access to conservatory. The kitchen offers a range of wall and base units with built in oven, hob and spaces for additional appliances. The first floor offers three good sized bedrooms and modern bathroom.

Externally the property offers an easy to maintain front garden with side access leading to a enclosed rear garden. The rear garden offers a patio area with steps leading to a laid to lawn garden with views over Hythe and onto the sea, mature shrubs and rear access.

The property is located 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 - 13mb - 40MB

Mobile Phone coverage - Ok - Good

Flood Risk - Very Low



- THREE BEDROOM SEMI DETACHED
  - KITCHEN/DINING ROOM
  - DOWNSTAIRS CLOAKROOM
  - CONSERVATORY OVERLOOKING GARDEN
  - FAMILY BATHROOM
- IDEALLY SITUATED FOR ALL HYTHES AMENITIES
  - GARDEN WITH SEA VIEWS
  - GARAGE EN BLOC



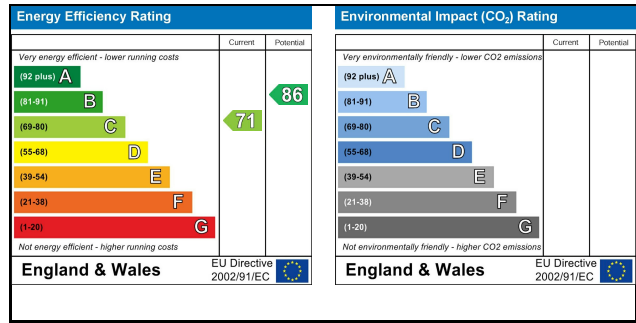
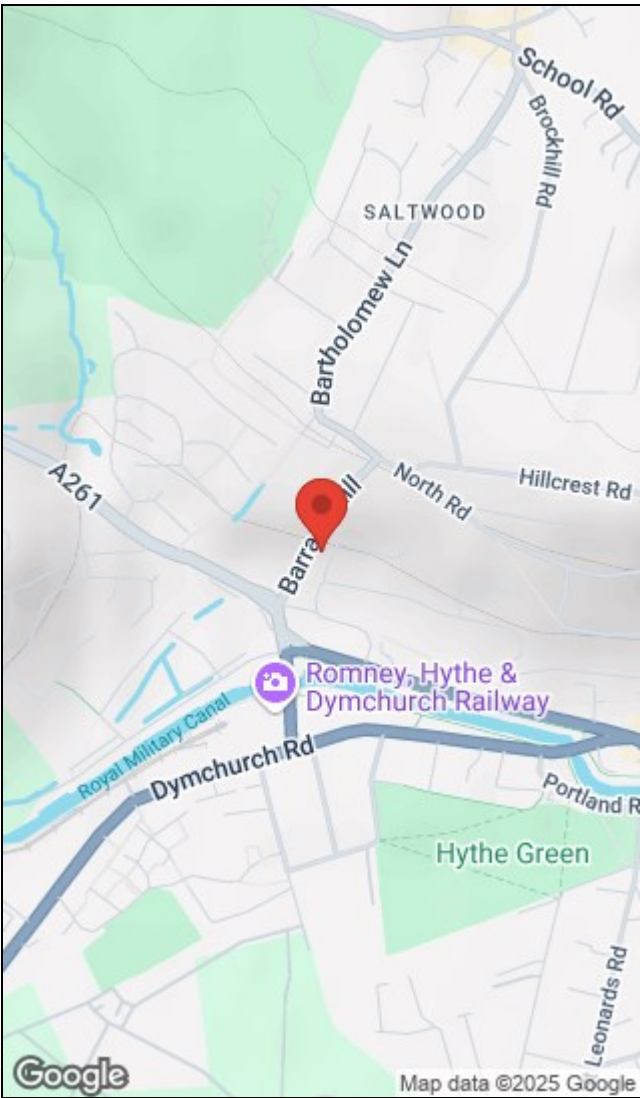
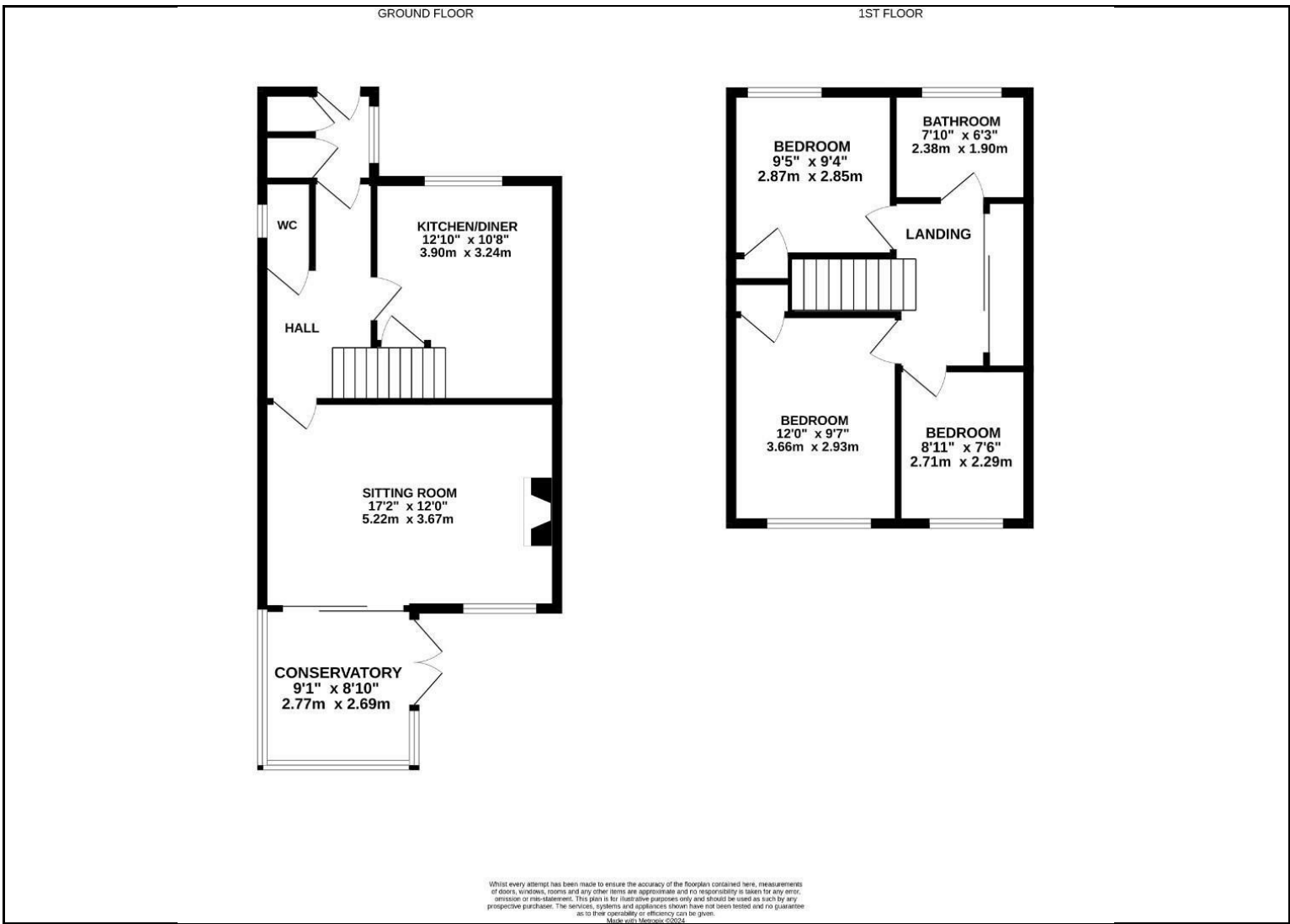












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