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# Range Road, Hythe

## Guide Price £500,000 - £525,000



GUIDE PRICE OF £500,000 - £525,000. A striking three-bedroom terrace townhouse that forms part of this prestigious Fisherman's Beach development and is situated within 30 second walk to the beach front. This striking home offers impeccably presented accommodation which is finished in a sleek contemporary style.

The accommodation to the ground floor comprises a spacious reception hall with built-in utility cupboard, cloakroom, access to the courtyard rear garden and stairs to first floor landing with balcony looking over roof tops towards Hythe High street.

On the first floor you have an reception area offers a luxury fitted kitchen with quartz work surfaces with matching upstands, range of gloss white wall and base units, inset four ring induction hob with extractor hood over, integrated appliances including fridge/freezer, combination double oven/grill and dishwasher, opening to dining area and living room with rear aspect triple glazed window and glazed door to a glazed Juliet balcony overlooking the garden.

The second floor offers two double bedrooms one benefiting from a triple glazed door to a glazed Juliet balcony overlooking the garden. The second floor landing also offers a balcony looking over roof tops towards Hythe High street and a modern family bathroom. The third floor offers the master suite which boasts en-suite shower room with luxury rain fall shower, a dressing room with built in storage with hanging and shelving, and a private roof terrace.

To the rear of the property is an enclosed courtyard garden offering a low maintenance space to relax and enjoy. A door leads to a useful secure storage room with access door leading to car port, which provides parking.

Fisherman's Beach is considered to be a particularly desirable area of Hythe comprising a pleasing combination of detached villas, apartments and town houses with direct access to the beach where one can dine alfresco at 'The Lazy Shack' based in The Old Lifeboat Station which also incorporates 'The Lazy Shack Shop' selling a variety of seasonal fresh fish and other locally sourced produce. Further along the seafront is 'The Waterfront', a renowned fine dining restaurant and cocktail bar. The town centre, beyond the historic Royal Military Canal, is within a pleasant walk with its vibrant High Street offering a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also an excellent selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs, The Hotel Imperial with its leisure centre, gym and spa, the sailing club as well as other water sports facilities. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approx. 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling - 3 miles) and access to the M20 (Junction 11 - 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

Service Charge: - We have been advised by our client that the current service charge for the development is £250.00 per annum.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - Average Broadband Speed 13mb to 1800mb - Full Fibre Connected

Mobile Phone coverage - Okay - Good

Flood Risk - Very Low





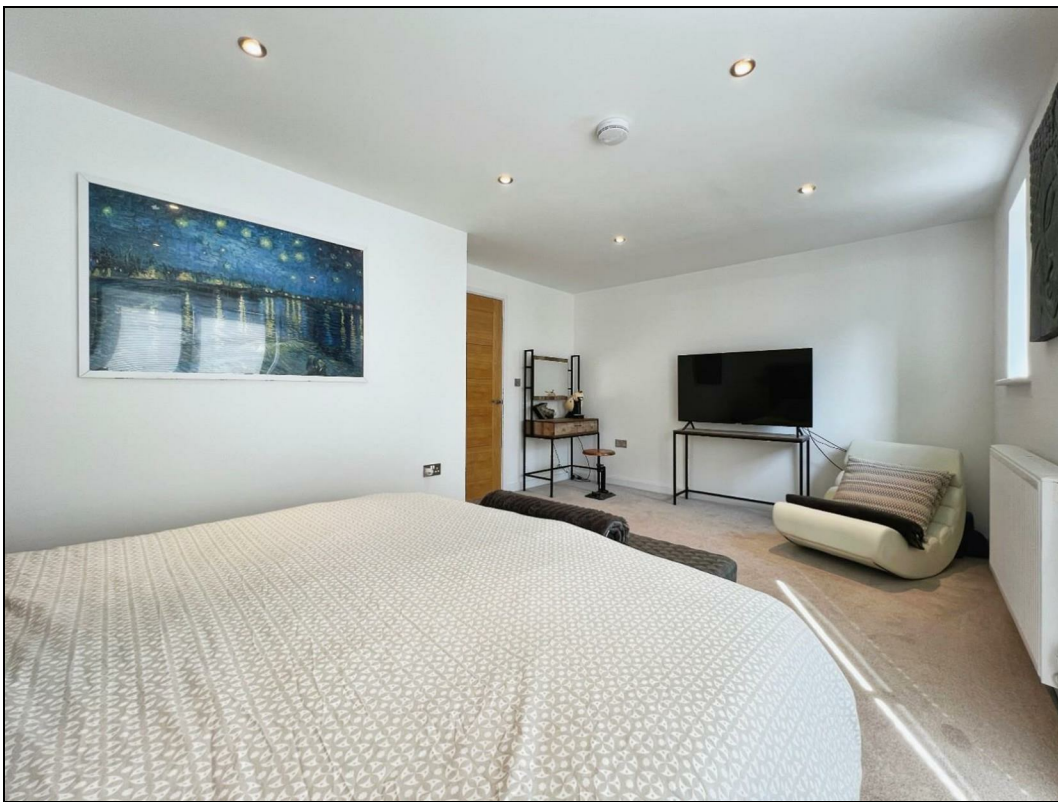
- STRIKING THREE BEDROOM TOWNHOUSE
- A STONES THROW FROM THE BEACH AND THE LAZY SHACK
- MASTER BEDROOM WITH EN SUITE AND ROOF TERRACE
  - TWO FURTHER DOUBLE BEDROOMS
  - TWO FURTHER BALCONIES
  - SHOWER ROOM AND BATHROOM
- MODERN KITCHEN/OPEN PLAN RECEPTION AREAS
- ENCLOSED CAR PORT WITH GARDEN ACCESS
- ENCLOSED REAR COURTYARD GARDEN



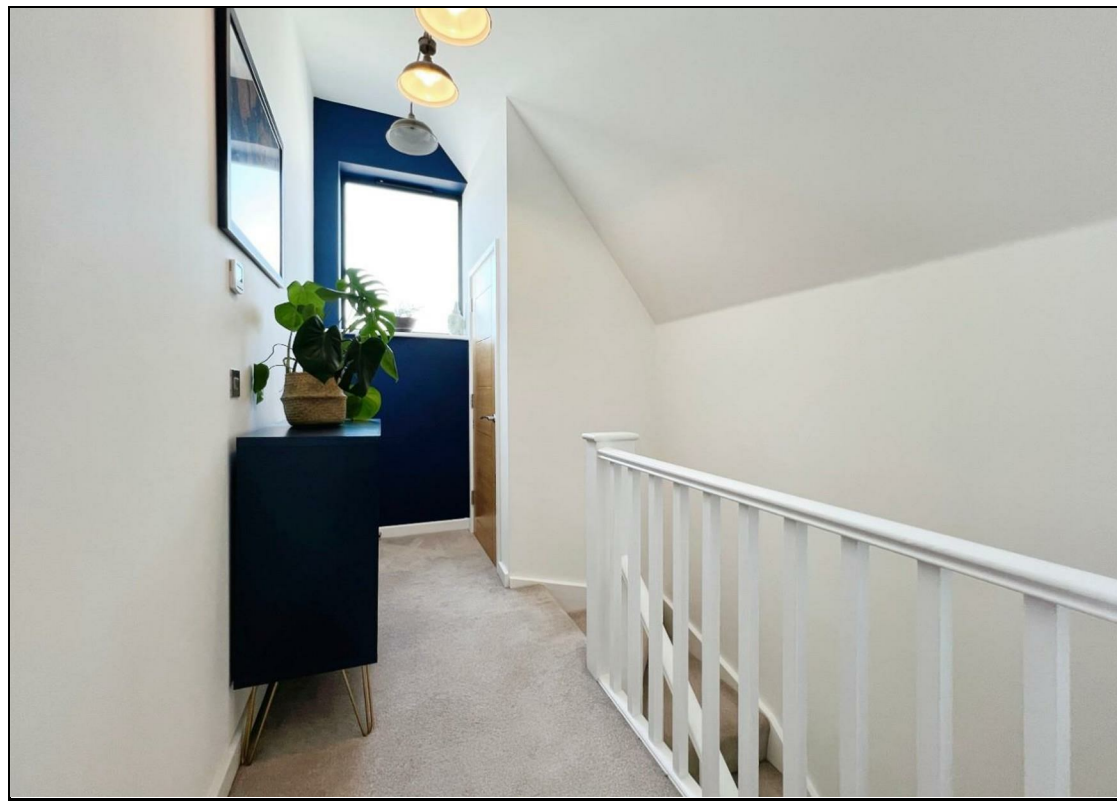


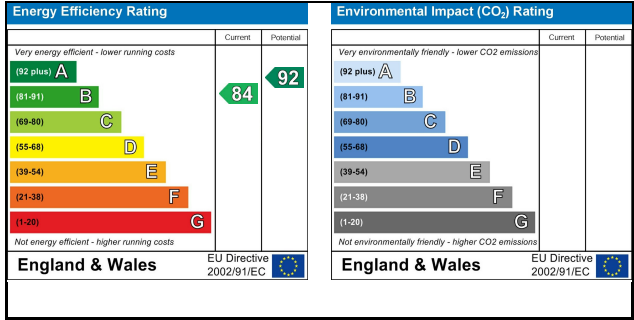
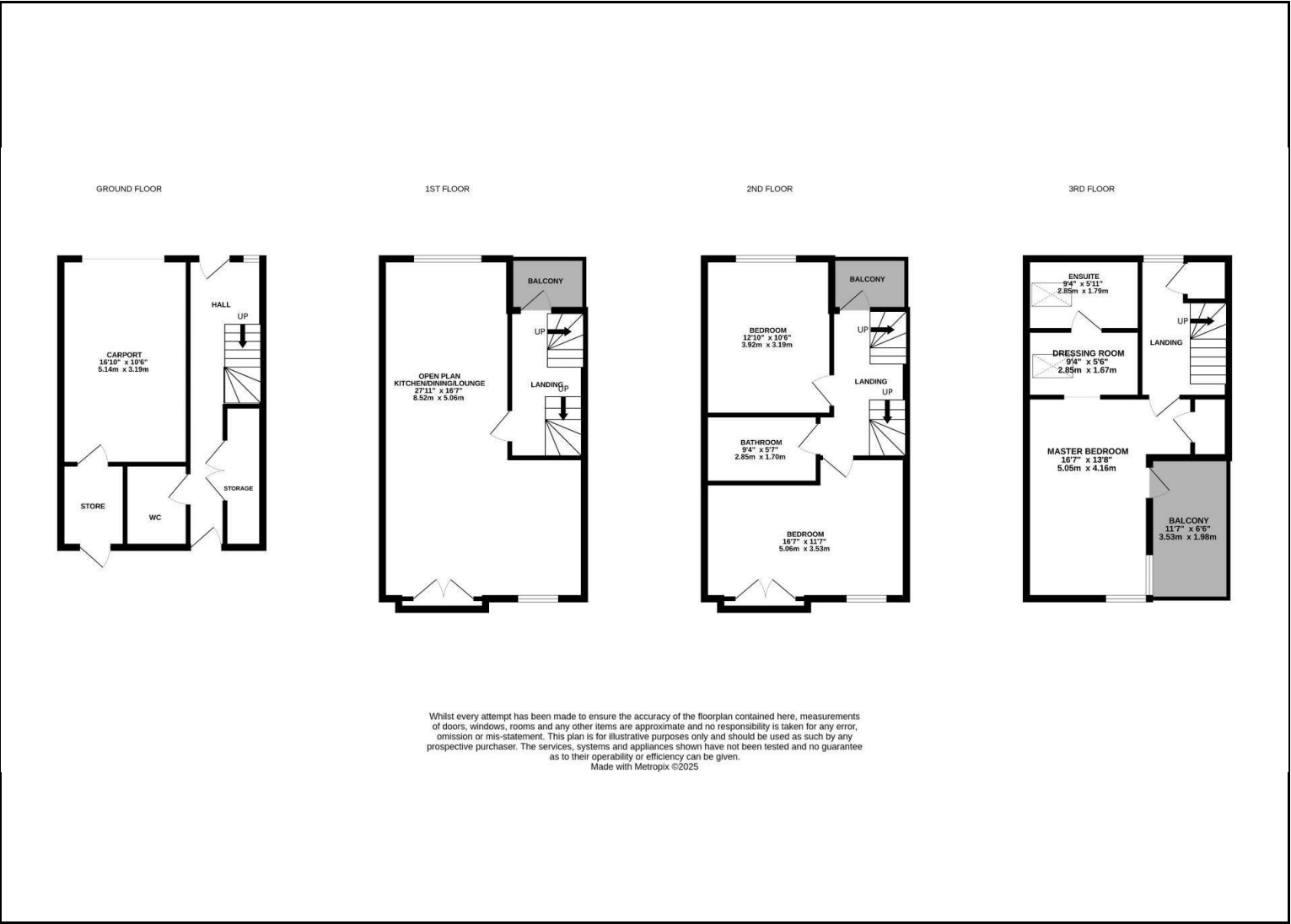












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