



HYTHE

Asking Price £250,000



NO ONWARD CHAIN. A two bedroom mid terrace Grade II listed character cottage with a range of character period features including open fire place and sash windows. The property is ideally situated within level walking distance to the town , canal and sea front.

The accommodation offers a sitting/dining room with sash window to front open fireplace, wooden floors and access to kitchen and first floor. The kitchen offers a range of wall and base units with spaces for appliances and access to rear lobby. The rear lobby has plumbing for washing machine, wall mounted boiler and access to ground floor bathroom. The first floor offers two bedrooms.

Externally the property offers a shared pathway with front garden and pathway to front door. The enclosed rear garden offers a patio area with right of way and access to the various garden tiers with laid to lawn areas and timber shed.

The property is opposite the delightful Royal Military Canal, and within a short level walk to the Hythe's Town Centre itself. 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. Sandling main line railway station, the M20 motorway, 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.

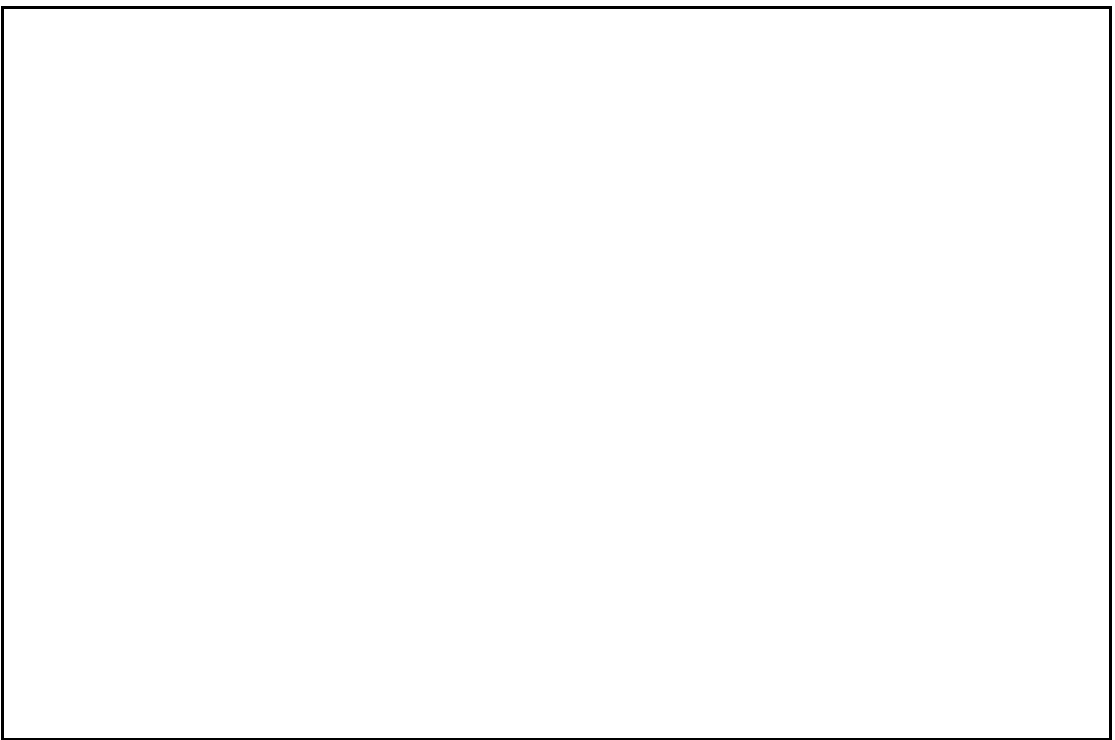


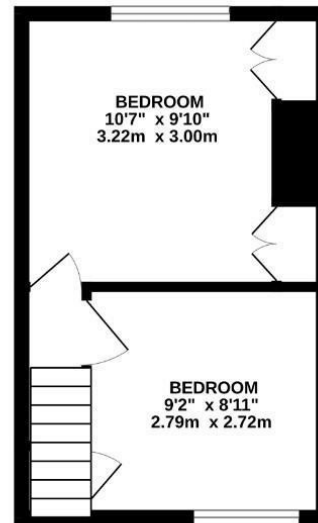
KEY FEATURES

- NO ONWARD CHAIN
- CHARACTER COTTAGE
- TWO BEDROOMS
- SITTING/DINING WITH OPEN FIREPLACE
- ENCLOSED REAR GARDEN
- PERFECT FIRST HOME
- LEVEL WALKING DISTANCE TO TOWN, CANAL AND SEA FRONT
- GAS CENTRAL HEATING



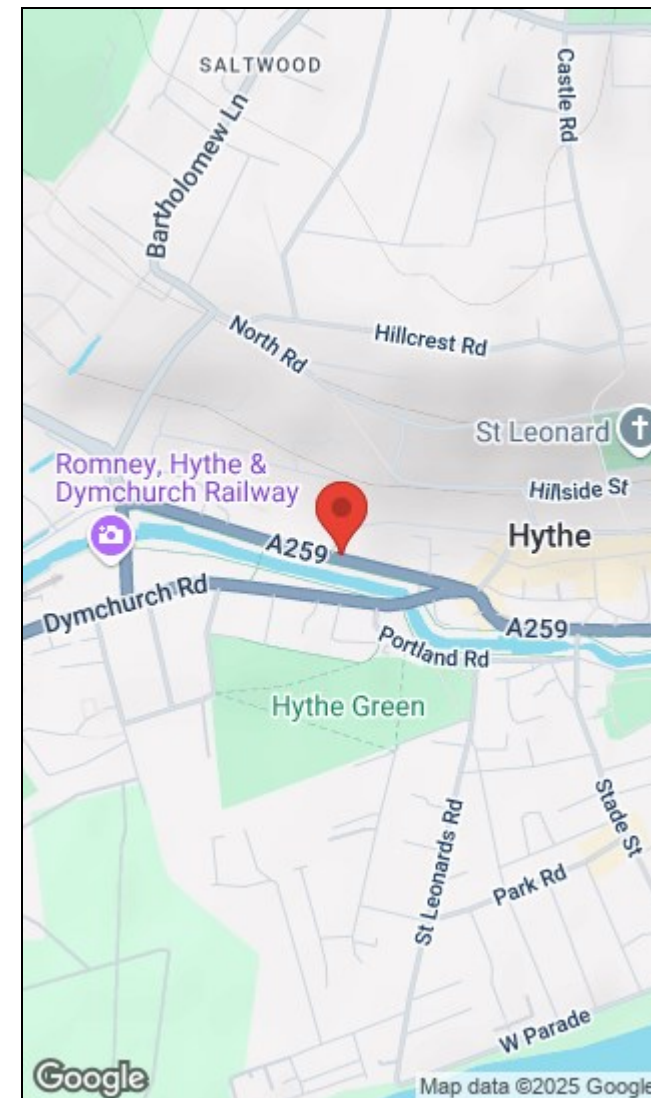






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Marked with Metrelink 60073



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	62	89	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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