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# Reachfields, Hythe

## Offers Over £270,000



Tucked away in the sought-after Reachfields area of Hythe, this charming home combines space, comfort, and character. Inside, you'll find two generous reception rooms—perfect for unwinding with family or entertaining friends—along with three well-sized bedrooms that offer flexibility for family living, guests, or even a home office.

The property has been thoughtfully arranged to suit modern lifestyles while retaining a welcoming, homely feel. A conveniently positioned bathroom serves all rooms with ease.

Hythe itself is renowned for its scenic setting, coastal charm, and strong sense of community. With local shops, schools, and amenities nearby, it's an ideal spot for those wanting a peaceful environment without compromising on convenience.

This is a fantastic opportunity to secure a well-presented family home in a highly desirable location. Whether you're a first-time buyer or looking to put down roots in a friendly neighbourhood, this property in Reachfields is worth a closer look..

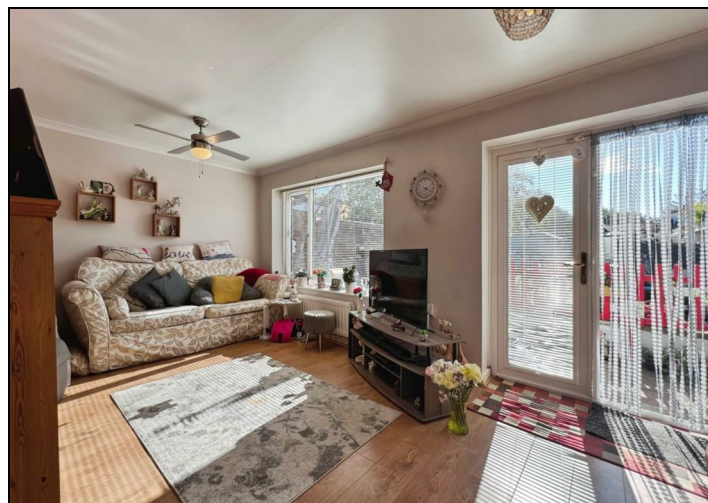
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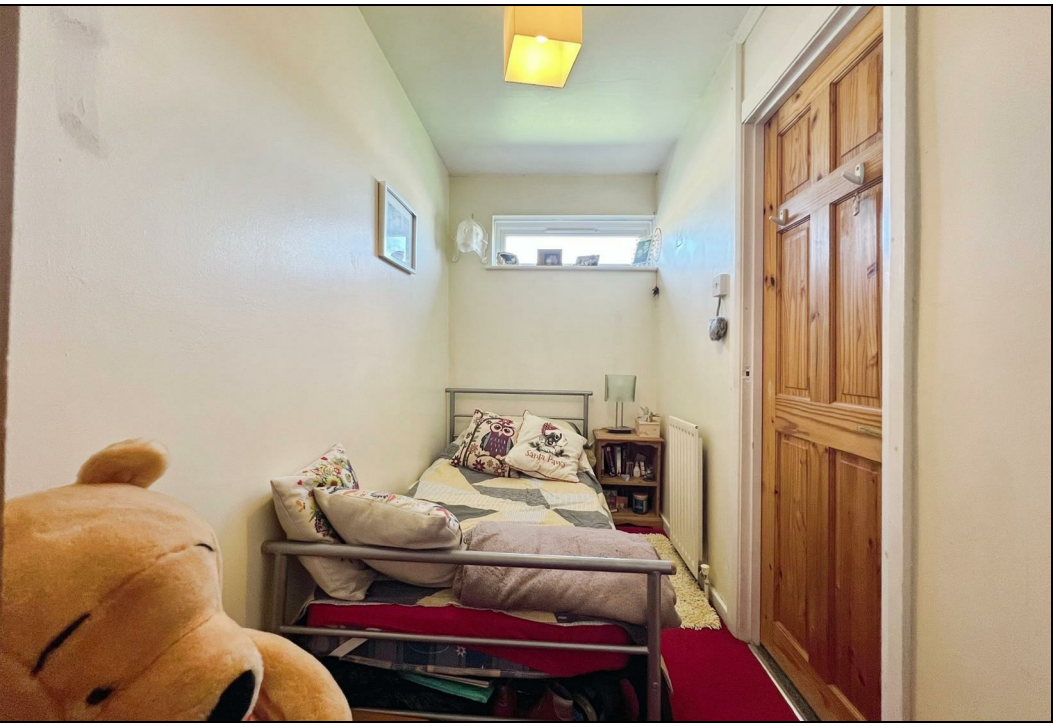
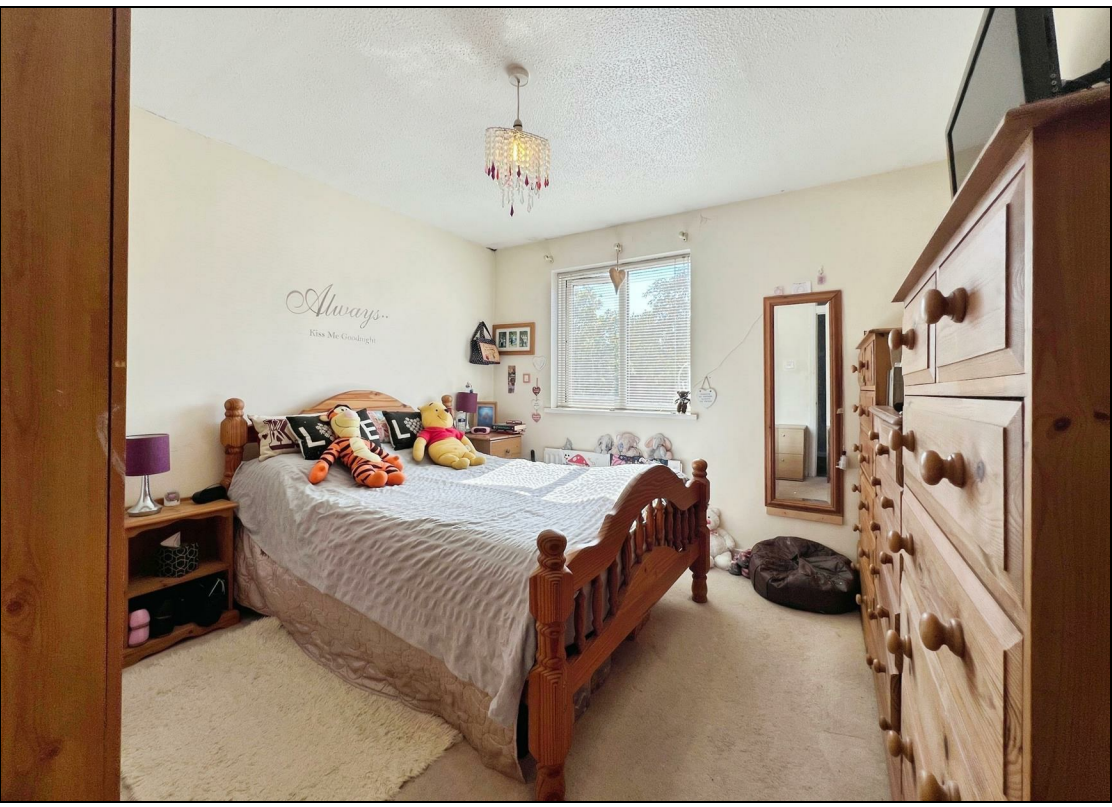
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## KEY FEATURES

- PRIME LOCATION.
- LARGE GARDEN AND OUTDOOR AREA
  - TWO LIGHT RECEPTION ROOMS
  - FAMILY BATHROOM PLUS SECOND FLOOR WC
- GREAT ACCESS TO LOCAL SHOPS AND AMMENITIES
  - GENEROUS SIZE GARDEN.
- PERFECT FOR FIRST TIME BUYERS OR HOMEMOVERS









**BATHROOM**  
7'10" x 7'5"  
2.39m x 2.26m

**HALL**

**STORE**

**STAIRS**  
UP

**STORAGE**

**KITCHEN**  
12'6" x 7'10"  
3.81m x 2.39m

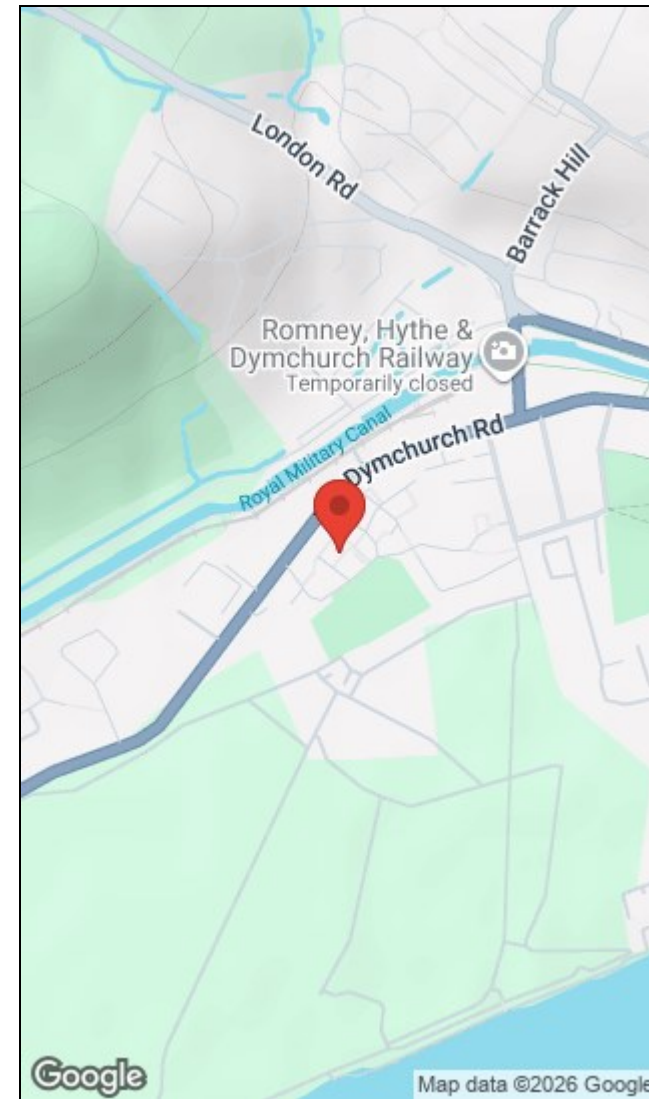
**DINING ROOM**  
13'7" x 11'3"  
4.13m x 3.42m

**SITTING ROOM**  
17'4" x 9'0"  
5.28m x 2.75m

The floor plan shows a central landing area with three bedrooms and a WC. The bedrooms are located at the top left, bottom left, and bottom right. The WC is at the top center. A staircase is located at the top right, with a 'DOWN' arrow pointing to the right. There are two cupboards: one near the staircase and one near the bottom right bedroom. The dimensions for each room are provided in both feet/inches and meters.

Room	Dimensions (ft/in)	Dimensions (m)
Bedroom (Top Left)	12'0" x 5'3"	3.65m x 1.60m
Bedroom (Bottom Left)	8'6" x 8'1"	2.59m x 2.47m
Bedroom (Bottom Right)	11'3" x 10'8"	3.43m x 3.26m

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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>73 79</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>73 79</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		



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