



Ians Walk, , Hythe, CT21 5TT

- NO CHAIN - INVESTMENT OPPORTUNITY - REQUIRES UPDATING THROUGHOUT
- DOUBLE GLAZING GAS CENTRAL HEATING
- GROUND FLOOR BATHROOM
- DRIVEWAY - DETACHED GARAGE - AWAITING EPC
- TWO BEDROOM SEMI DETACHED HOUSE - SEA VIEWS
- KITCHEN - SITTING ROOM - OFFICE /STUDY
- MATURE GARDENS TO FRONT AND REAR

Guide Price £250,000



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DESCRIPTION

NO CHAIN: INVESTMENT OPPORTUNITY: Located in an elevated position in Seabrook and benefiting from SEA VIEWS this two bedroom semi detached house is requiring updating throughout. To the ground floor there is a fully tiled bathroom which requires updating sitting room overlooking rear gardens, there is also a small office/study room. The kitchen has a small supply of units, but will require updating. The property does have double glazed windows and a central heating system.

Two bedrooms to the upper floor and a cloak room with wc and pedestal wash hand basin.

The gardens to front and rear are mature with trees and bushes, a driveway leading to a detached garage with up/over door and giving access to and from the rear garden.

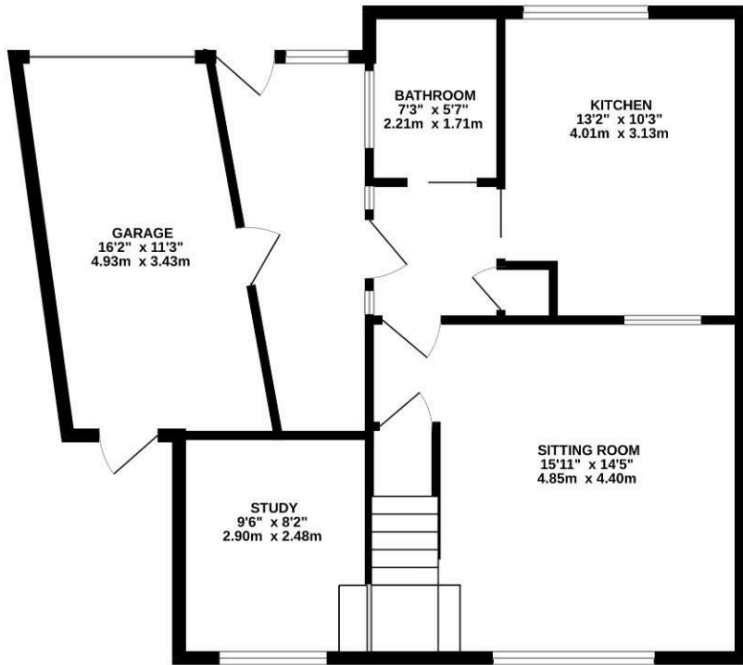
The property is located in Seabrook with easy access to Hythe and Folkestone.

Hythe has popular attractions including walks and boating along the Royal Military Canal. You can also visit the famous Romney Hythe and Dymchurch Steam railway. This popular town offers a good selection of independent shops together with a Waitrose, Aldi and Sainsbury's stores, as well as a host of coffee and tea shops, bars and restaurants. Hythe also offers a wealth of recreational activities and sports clubs as well as several nearby golf courses. Folkestone West main line railway station is also a short distance away and offers fast services to London, St Pancras in just over 50 minutes. The M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car.

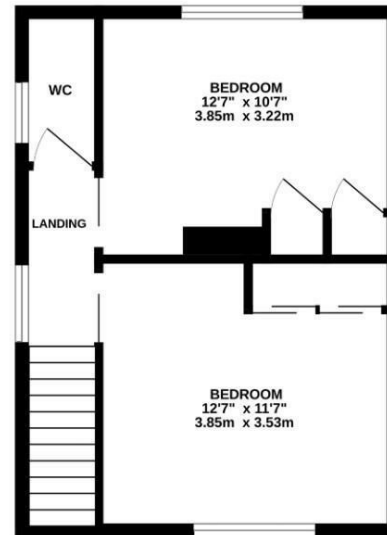




GROUND FLOOR



1ST 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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Viewings

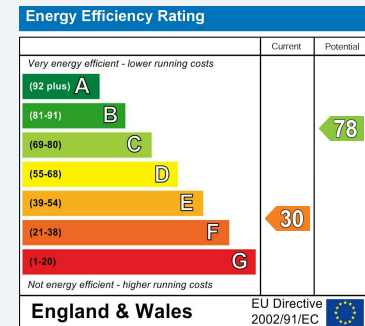
Please contact hythe@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

