



**40 Ormonde Road, Hythe**

Guide Price **£450,000 - £475,000**



**ANDREW & CO**  
ESTATE AGENTS





## 40 Ormonde Road

Hythe

Rare find 4 bedroom mid-terraced house in sought-after location short walk from Hythe Seafront, offered at £450K - £475K. Ideal for families or those seeking additional office space. Spacious living areas, charming garden with storage shed. Tranquil countryside walks and convenient transport links.

Council Tax band: C

Tenure: Freehold

- Guide Price £450,000 - £475,000
- FOUR BEDROOM MID-TERRACE HOUSE
- OPEN-PLAN LIVING AREAS
- EXCELLENT CONDITION
- SHORT WALK TO HYTHE SEAFRONT
- POPULAR & QUIET LOCATION
- SOUGHT AFTER AREA
- LOCAL TRANSPORT LINKS AND AMENITIES NEARBY

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### ENTRANCE HALLWAY

21' 10" x 5' 5" (6.66m x 1.64m)

Composite glazed frosted front door to the front of the property, laminate wood flooring, stairs to first floor landing, radiator and doors to:-

### LOUNGE

11' 7" x 11' 6" (3.54m x 3.50m)

Triple glazed bay windows to the front of the property with fitted plantation shutters, carpeted floor coverings, feature gas fire, coving and open plan to:-

### DINING ROOM

11' 5" x 9' 3" (3.47m x 2.83m)

Triple glazed window to the rear of the property with fitted venetian blind, laminate wood flooring, radiator and coving. Separate door to entrance hall.

### KITCHEN/BREAKFAST ROOM

14' 11" x 9' 2" (4.56m x 2.79m)

Triple glazed window to the rear of the property, double glazed windows to the side with fitted roller blinds and UPVC glazed frosted door leading out to the garden. Kitchen comprises of matching wall and base units in oak veneered finish, double oven with top grill/fan and bottom fan, electric hob with extractor fan, integrated fridge, freezer, dishwasher and washing/dryer machine. Tiled flooring, radiator, breakfast bar area and part tiled walls.

### FIRST FLOOR LANDING

17' 5" x 5' 0" (5.31m x 1.53m)

Carpeted floor coverings with stairs to second floor landing, rear loft hatch and radiator. Doors to:-

### BEDROOM

14' 10" x 11' 1" (4.53m x 3.39m)

Triple glazed windows to the front with fitted plantation shutters, carpeted floor coverings, three large in-built wardrobes and radiator.



**BEDROOM**

11' 2" x 9' 7" (3.40m x 2.92m)

Triple glazed window to the rear of the property, carpeted floor coverings and radiator.

**BEDROOM**

9' 0" x 7' 11" (2.75m x 2.41m)

Triple glazed window to the rear overlooking the garden, laminate wood flooring, radiator and cupboard housing combi boiler.

**BATHROOM**

7' 4" x 5' 2" (2.23m x 1.58m)

Two double glazed frosted windows to the side. Bathroom comprises of bath with shower over bath, pedestal hand basin, heated towel rail, vinyl flooring and part-tiled walls.

**SEPERATE W/C**

4' 5" x 3' 1" (1.35m x 0.93m)

Internal room with back to wall w/c, hand basin, vinyl flooring and extractor fan.

**SECONG FLOOR SPLIT-LEVEL LANDING**

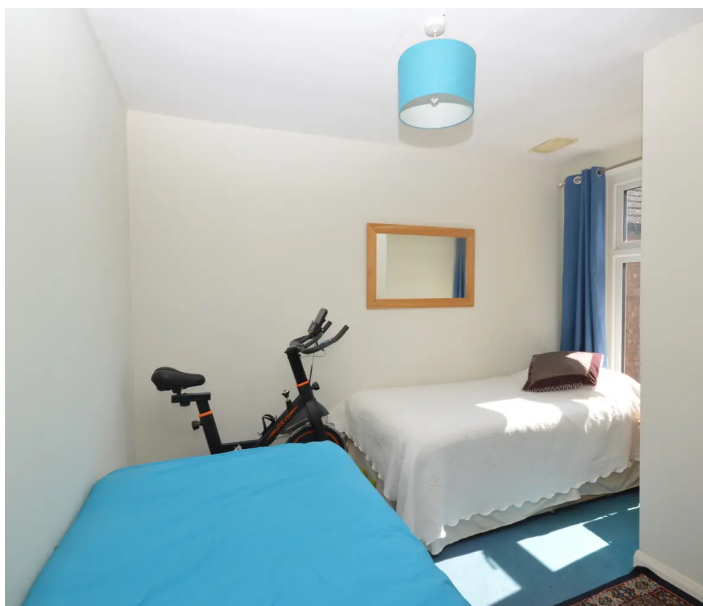
5' 0" x 8' 6" (1.53m x 2.59m)

Storage on first level and stairs leading to:-

**BEDROOM**

15' 6" x 13' 10" (4.72m x 4.22m)

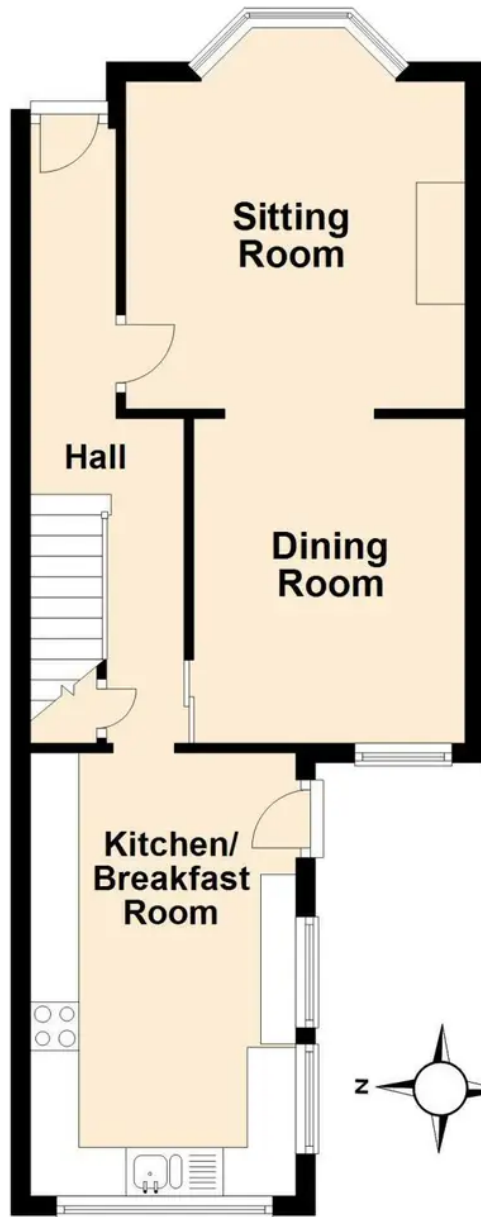
Maximum measurements into dormer window. Double glazed dormer window to the front of the property, carpeted floor coverings, loft storages with access door and two radiators.





## Ground Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



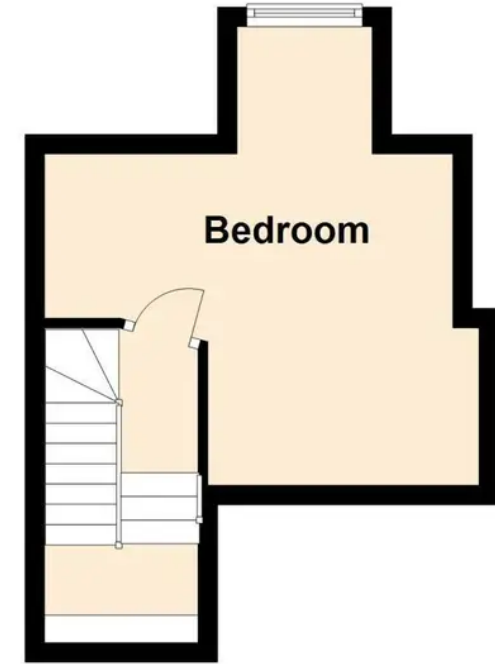
## First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



## Second Floor

Approx. 19.1 sq. metres (206.0 sq. feet)



Total area: approx. 105.3 sq. metres (1132.9 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.

