



Arthur Road Hythe CT21 6DX

- Fully Refurbished Period Townhouse
 - Four Double Bedrooms
 - Spacious Kitchen & Dining Room
- Bathroom & En Suite With Underfloor Heating
 - Rewired & Replumbed
- Close To Seafront & High Street
- Accommodation Over Four Floors
 - Living Room With Bay Window
 - Remodelled Rear Garden & Patio
 - 'Cat 5' Cabling Throughout

Asking Price £595,000 Freehold





Mapps Estates are delighted to bring to the market this fully refurbished four bedroom period townhouse residence, located a stone's throw from the beach and within level walking distance of Hythe town centre and amenities. The property is beautifully presented throughout, the accommodation arranged over four floors and comprising a large dining room opening to a modern 'Wren' kitchen to the lower ground floor; a living room, study and luxury family bathroom to the upper ground floor; a master bedroom with sea view and en suite shower room, a further bedroom and a cloakroom to the first floor, and two double bedrooms to the top floor. In addition, the rear garden has been completely remodelled, having a generous patio accessed from the kitchen for outdoor entertaining, and a raised garden level with a bespoke outbuilding having a useful storeroom and a contemporary garden room. The property has been fully rewired and replumbed and enjoys the benefit of 'Cat 5' cabling throughout, underfloor heating to the bathroom and en suite, and an indoor and outdoor speaker system. An early viewing of this well-appointed family home comes highly recommended.

Located just off Hythe's seafront and within walking distance of the beach and promenade. The town centre is within easy reach and can be accessed via a delightful walk along 'Ladies Walk' which also brings you to Hythe's historic Royal Military Canal. There is an excellent array of independent shops, together with Waitrose and Sainsbury's stores, and an Aldi close by. Doctors' surgeries, dentists, public library and St Leonard's Church are also all located centrally. If required, the M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately 15 minutes by car), giving access to London St Pancras in approximately 50 minutes.

Upper Ground Floor:

Front Entrance Porch

With steps up from street level with pebble finish, front entrance porch with double glazed roof over, wall light to side, UPVC entrance door with leaded double glazed panels opening to reception hall.

Reception Hall 15'2 x 5'2

Widening to 10'4, with stairs to first floor and lower ground floor, wood effect laminate flooring, control panel for underfloor heating to bathroom, recessed downlighters, radiator.

Living Room 14' x 11'2

With front aspect bay window with UPVC double glazed windows, glazed panel door to hallway, radiator.

Study 11'2 x 6'

With rear aspect UPVC double glazed window, store cupboard housing wall-mounted Ideal gas-fired boiler and pressurised hot water cylinder, radiator.

Family Bathroom 9'7 x 7'8

A luxury suite comprising a contemporary freestanding bath with separate floor-mounted tap and shower attachment, large walk-in shower cubicle with rainfall showerhead and separate hand-held shower attachment, pedestal wash hand basin with mixer tap over, WC, extractor fan, recessed downlighters, zone lighting and ceiling speaker, fully tiled walls, tiled floor with underfloor heating, chrome effect heated towel rail, UPVC frosted double glazed window.

Lower Ground Floor:

Dining Room 16'1 x 13'6

With front aspect UPVC double glazed windows, stairs to upper ground floor, understairs store cupboard housing consumer units, electric meter and Cat 5 cabling, high level cupboard housing gas meter, wood effect laminate flooring, radiator, glazed sliding doors to kitchen.



Kitchen/Breakfast Room 16'3 x 11'1

A 'Wren' fitted kitchen comprising a comprehensive range of white fitted store cupboards and drawers, marble effect worktops with tiled splashbacks and concealed lighting over, matching island unit, ceramic sink/drainers with mixer tap over, recessed downlighters with zone lighting and two ceiling speakers, Rangemaster range cooker with gas hob and electric ovens and matching extractor canopy over, space for fridge/freezer, tiled floor with under floor heating, underfloor heating control panel, utility area with space and plumbing for washing machine and tumble dryer, rear aspect UPVC double glazed window and door to patio and garden.

First Floor:

Landing

With stairs to top floor and understairs storage space, radiator.

Master Bedroom 13'11 (max) x 11'4

With front aspect bay window with UPVC double glazed windows and sea view, wall-mounted air conditioning unit, vertical radiator, underfloor heating control panel, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, quadrant shower cubicle with rainfall shower and separate hand-held shower attachment, pedestal wash hand basin with mixer tap over, WC, extractor fan, fully tiled walls, tiled floor with underfloor heating, recessed downlighters.

Bedroom 11'3 x 10'9

With rear aspect UPVC double glazed window, radiator.

Cloakroom

With UPVC double glazed window with frosted lower panel, wash hand basin with mixer tap over and store cabinet under, WC, part-tiled walls, recessed downlighters.



Top Floor:

Landing

With doors to both bedrooms.

Bedroom 16'11 x 11'10 (max points)

With front aspect Velux window with sea view, loft hatch with fitted loft ladder, radiator.

Bedroom 14'6 x 11'5 (max points)

With rear aspect Velux window with view of Hythe hillside and St Leonards church, recessed store cupboard, radiator.

Outside:

The rear garden has been completely remodelled and is presented on two levels. The lower level is accessed directly from the kitchen, comprising Indian sandstone paving and artificial grass, an ideal outdoor entertaining space with a wall-mounted heater and awning, two Bose speakers, power points, wall lights and an outside tap. Steps, with recessed lighting over, lead to the upper terrace which has been laid to artificial grass, with

paved pathways, glazed balustrades and outdoor power points; a side gate accesses a right of way over the neighbouring property. To the rear is a large, bespoke outbuilding comprising a useful storeroom and a contemporary garden room, measuring 9'10 x 8'7 internally, with UPVC double glazed French doors and window, recessed downlighters, power points, electric heating and wood effect laminate flooring.





Total area: approx. 152.9 sq. metres (1645.8 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 Planity.

Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.