



Castle View

Hythe CT21 4BF

- Modern Semi-Detached Residence
- Upgraded Kitchen With Integrated Appliances
 - Three Bedrooms
- Family Bathroom & Downstairs WC
 - Two Allocated Parking Spaces
- Beautifully Presented Throughout
- Living/Dining Room Opening To Garden
- Master Bedroom With En Suite Shower
 - Insulated Log Cabin In Garden
 - Nearby Lakeside Walks

Asking Price £315,000 Freehold





Guide Price £315,000 - £325,000 Mapps Estates are delighted to bring to the market this beautifully presented modern three bedroom semi-detached residence on the popular Barratt Homes Martello Lakes development to the west of Hythe. The accommodation is in excellent order throughout and comprises a reception hall, a recently-upgraded kitchen with natural stone worktops, a living/dining room and a cloakroom to the ground floor, with a master bedroom with en suite shower room, two further bedrooms and a family bathroom to the first floor. The low maintenance rear garden has been attractively landscaped and also boasts a large insulated log cabin to the rear which could serve as a home office if required. With two allocated parking spaces, and picturesque lakeside walks on your doorstep, an early viewing comes highly recommended.

Located on the Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including grammar schools in Folkestone. 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 and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Standard services are also available from the nearby Sandling and Westenhanger stations.

Ground Floor:

Front Entrance

With small front garden area laid to shingle with box hedging, side gate, composite entrance door with frosted double glazed panels and outdoor wall light to side, pitched roof canopy over.

Reception Hall 12'9 x 3'9

With stairs to first floor, built-in shelved store cupboard with space for tumble dryer, heating thermostat, tiled floor, radiator.

Cloakroom

With UPVC frosted double glazed window, pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, consumer unit, tiled floor, radiator.

Kitchen 12'2 x 8'1

With front aspect UPVC double glazed window with countryside view to side, a modern fitted kitchen with recently upgraded natural stone worktops and matching upstands, tiled splashbacks and concealed over-counter lighting, inset stainless steel sink/drainage with mixer tap over, inset Neff four ring gas hob with contemporary design recently-installed extractor fan and natural stone splashback over and electric oven under, integrated appliances including dishwasher, washing machine and fridge/freezer, range of grey gloss finish store cupboards and drawers, cupboard housing wall-mounted Ideal gas-fired combination boiler, tiled floor, radiator.

Living/Dining Room 15'2 x 15' (max points)

With rear aspect UPVC double glazed windows and French doors opening to patio and garden, large understairs store cupboard, tiled floor, two radiators.

First Floor:

Landing

With built-in shelved linen cupboard, loft hatch, radiator.

Master Bedroom 13'8 (max) x 8'6

With rear aspect UPVC double glazed window looking onto garden, recess for wardrobe, radiator, door to en suite shower room.

En Suite Shower Room

With fully tiled shower cubicle and thermostatically-controlled shower, pedestal wash hand basin with mixer tap and tiled splashback over, WC, shaver point, extractor fan, wood effect vinyl flooring radiator.

Bedroom 10'2 x 8'6

With front aspect UPVC double glazed window with lake and countryside view to side, radiator.

Bedroom 8'9 x 6'2

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bathroom 7'11 x 6'2 (max points)

With UPVC frosted double glazed window, while suite comprising panelled bath with mixer tap and hand-held shower attachment over, pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, wood effect vinyl flooring, radiator.

Outside:

The rear garden has been attractively landscaped, with a paved patio by the rear of the house and an awning fitted above the French doors. A central paved pathway leads to the log cabin, with areas to both sides laid to beach shingle. There is also gated side access and an outside tap.


Log Cabin 11'8 x 11'8

A fully insulated double skin log cabin set onto a concrete base to the back of the garden, with double glazed windows and doors, wood effect laminate flooring, four fitted store cupboards.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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.