



## Tower Gardens Hythe CT21 6DG

- Substantial Family Home
  - Four Bedrooms
- Spacious Living Room With Log Burner
  - Secluded Family Garden
  - CAT 5E Ethernet Cabling Installed
- Sought-After Private Road
- Modern Kitchen/Dining Room
  - Home Office
  - Off-Road Parking
  - No Onward Chain

**Asking Price £795,000 Freehold**





Mapps Estates are delighted to bring to the market this substantial four bedroom detached residence situated on a tucked away and much sought-after private road within walking distance of the beach and high street. The generous accommodation comprises a front entrance porch opening to the reception hall, a large living room with a log burner, a modern kitchen/dining room, home office and shower room to the ground floor, and four bedrooms, a bathroom and separate cloakroom to the first floor. To the front is a gravelled driveway providing off-road parking for three cars, while to the rear is a delightful, secluded family garden. Being sold with the added incentive of no onward chain, an early viewing of this desirable family home comes highly recommended.

Located on a sought-after private road within walking distance of the beach and seafront promenade, as well as a host of sporting activities including Hythe cricket club, playing fields, sailing club and tennis courts. The town centre is within easy reach and can be accessed via a delightful walk along the tree-lined 'Ladies Walk' which also brings you to Hythe's historic Royal Military Canal. There is an excellent array of independent shops, together with Waitrose, Sainsbury's and Aldi stores. 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 away by car), giving access to London St Pancras in approximately 50 minutes.

### **Ground Floor:**

#### **Front Entrance Porch**

With UPVC double glazed front door and windows, recessed downlighter, tiled floor, internal composite entrance door opening to reception hall.

### **Reception Hall 18'3 x 6'5**

With side aspect UPVC double glazed window, wood effect LVT flooring, stairs to first floor, understairs store cupboard with electric meter, open doorway to kitchen/dining room, radiator.

### **Shower Room**

With UPVC frosted double glazed window, wash hand basin with mixer tap over and store cabinet under, shower cubicle with tile effect aquaboarding, rainfall shower and separate hand-held shower attachment, extractor fan and recessed downlighters, WC, chrome effect heated towel rail, wood effect aquaboarding to walls, wood effect LVT flooring,

### **Living Room 14'11 x 12'11**

With front aspect UPVC double glazed window and tilt & turn window, rear aspect UPVC double glazed French doors opening to patio and garden, fireplace with cast iron log burner set onto tiled hearth, picture rail, coved ceiling, wood effect LVT flooring, radiator.

### **Kitchen/Dining Room 24'1 x 14'2**

Comprising dining area with front aspect UPVC double glazed window and tilt & Turn window, radiator, recessed downlighters, wood effect LVT flooring, range of fitted store cupboards and drawers to one wall with concealed doorway through to home office, modern fitted kitchen with a range of matching store cupboards and drawers, square edge wood effect worktops and matching breakfast bar, tiled splashbacks, inset ceramic one and a half bowl sink/drainers with mixer tap over, rear aspect UPVC double glazed tilt & turn window looking onto garden, fitted Stoves range cooker with gas burners and electric ovens, extractor canopy over, integrated Zanussi fridge/freezer, integrated AEG dishwasher, door to pantry.



## **Pantry**

With UPVC frosted double glazed back door, utility cupboard with space and plumbing for washing machine and UPVC frosted double glazed window, wall-mounted Worcester Bosch gas-fired combination boiler, store cupboard with space for tumble dryer, fitted shelves and consumer unit, CAT 5E ethernet cabling.

## **Study/Home Office 15'8 x 7'9**

With front aspect UPVC double glazed window and tilt & turn window, wood effect LVT flooring, cupboard housing gas meter, recessed downlighters, radiator.

## **First Floor:**

### **Split Level Landing**

With rear aspect UPVC double glazed window overlooking garden, loft hatch, built-in shelved linen cupboard, radiator.

### **Bedroom 14'10 x 12'10**

With front aspect UPVC double glazed window and tilt & turn window with open aspect towards Ladies Walk and the playing fields, feature fireplace, radiator.

### **Bedroom 14'2 x 12'5**

With front aspect UPVC double glazed window and tilt & turn window with open aspect towards Ladies Walk and the playing fields, two fitted floor to ceiling double wardrobes, radiator.

### **Bedroom 15'10 x 8'8**

With front aspect UPVC double glazed window and tilt & turn window with open aspect towards Ladies Walk and the playing fields, radiator.

### **Bedroom 10'10 x 7'**

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

### **Bathroom 8'6 x 6'5**

With UPVC frosted double glazed tilt & turn



window, panelled bath with mixer tap, shower and shower screen over, combination extractor fan/downlighter, wash hand basin with mixer tap over and store cabinets under, chrome effect heated towel rail. recessed downlighters, tiled floor and fully tiled walls.

### Cloakroom

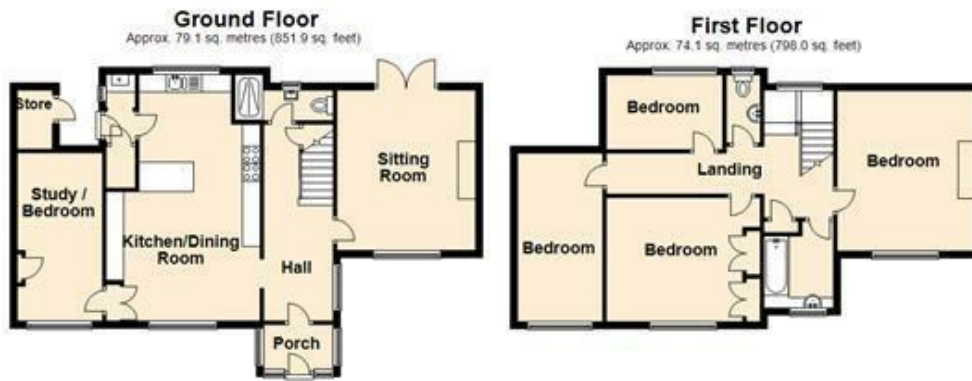
With UPVC frosted double glazed tilt & turn window, wall-hung wash hand basin with mixer tap and tiled splashback over, WC, tiled floor.

### Outside:

To the front of the property, the driveway has been laid to gravel and offers off-road parking space for three cars. There is a side gate leading through to the rear of the property, a paved pathway to the front porch, and a further gravelled area to the side with planted borders, a front gate and paved pathway accessing a bespoke lean-to shed along the side of the property (measuring approximately 16'6 x 7'2 internally, with a concrete base and front and rear doors). The delightful rear garden is laid

mostly to lawn with planted shrub borders and trees giving a high degree of privacy. There is a large patio to the rear of the property laid to Indian sandstone, outdoor power points, a garden shed set onto a concrete base, and a brick-built lean-to log store.





Total area: approx. 153.3 sq. metres (1650.0 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 PlanIt.

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

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>61</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
 http://www.mappsestates.co.uk

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