



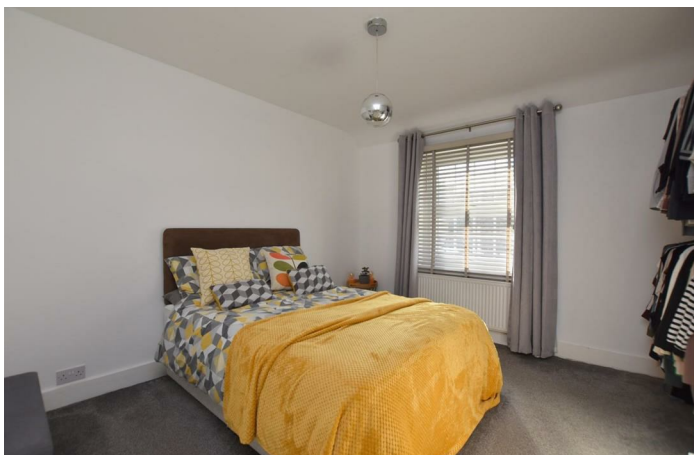
Cinque Ports Avenue

Hythe CT21 6HP

- Spacious Family Home
- Three Double Bedrooms
- Spacious Living Room
 - Utility & Cloakroom
- Driveway For Two Cars
- Double Fronted
- Large Rear Garden & Outbuilding
 - Modern Kitchen/Diner
- Well Appointed Family Bathroom
- Close To Beach & High Street

Asking Price £450,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented, double-fronted three bedroom family home, conveniently located within level walking distance of the seafront and high street. The generous ground floor accommodation comprises a front porch, a spacious living room, a large and well-appointed kitchen/diner, a separate utility room and downstairs cloakroom, and a large rear conservatory, while to the first floor are three double bedrooms and a luxury family bathroom with a bath and separate walk-in shower enclosure. The property also enjoys a good-sized rear garden with a useful outbuilding currently used as a home gym, and a brick block front driveway for two cars. An early viewing of this desirable family home comes highly recommended.

Located within level walking distance of Hythe's seafront, green, Hythe Bay primary school and the high street. Here you will find an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's, Aldi and Waitrose stores. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys and girls are available in nearby Folkestone. Sandling main line railway station, 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 station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Ground Floor:

Front Porch 6'4 x 3'3

With composite front door with frosted double glazed panels, UPVC frosted double glazed window, tiled floor, radiator, internal UPVC double glazed door to entrance hall.

Entrance Hall

With combination vertical radiator/mirror, stairs to first floor, glazed panel door to living room and glazed door to kitchen/diner.

Living Room 14'9 x 12'9

With front aspect UPVC double glazed window, feature wood panelling to chimney breast, radiator.

Kitchen/Diner 21'1 x 16'3 (max points)

'L' shaped, comprising dining room area with wood flooring, front aspect UPVC double glazed window, radiator, understairs store cupboard with consumer unit, media wall with wood effect store cabinet under, opening through to kitchen/breakfast area with a range of fitted white gloss finish store cupboards and drawers, quartz worktops and matching breakfast bar unit, feature pink splashbacks, recessed ceramic sink with mixer tap over and integral drainer to worktop, recess for American style fridge/freezer, five ring gas hob with extractor canopy over, fitted high level double electric oven, integrated dishwasher, recessed downlighters, tiled floor, rear aspect UPVC double glazed window looking onto garden, UPVC double glazed door to conservatory, glazed panel door to utility room.

Utility Room 5'9 x 4'2

With fitted worktop, wall-mounted wood effect double store cupboard, space and plumbing for washing machine and tumble dryer, tiled floor, recessed downlighters, door to cloakroom.

Cloakroom 5' x 5'

With UPVC frosted double glazed window, pedestal wash hand basin with tiled splashback, WC, coved ceiling, tiled floor, radiator.

Conservatory 13'3 x 8'6

With pitched insulated roof, UPVC double glazed windows, tiled effect laminate flooring, radiator, French doors to garden.

First Floor:

Landing

With loft hatch and fitted loft ladder, heating thermostat.

Bedroom 14'5 (max) x 11'11

With front aspect UPVC double glazed window, recess with two hanging rails, wood effect laminate flooring, radiator.

Bedroom 11'11 x 11'6 (max)

With front aspect UPVC double glazed window, recess with two hanging rails, radiator.

Bedroom 14'4 x 8'8

With rear aspect UPVC double glazed window, wood effect vinyl flooring, coved ceiling, radiator, fitted desk/dressing table, sliding door to walkin wardrobe with hanging rails, fitted shelving and wall-mounted Baxi gas-fired combination boiler.

Family Bathroom 13' (max) x 8'8

With two UPVC frosted double glazed windows, large walk-in shower enclosure with Aqualisa rainfall shower and separate hand-held shower attachment, aquaboard splashbacks, recessed mirrored shelves, extractor fan, panelled bath with central mixer tap and shower attachment over, wash hand basin with splashback over and store cabinet under, shaver point, recessed downlighters, chrome effect heated towel rail, tile effect vinyl flooring.

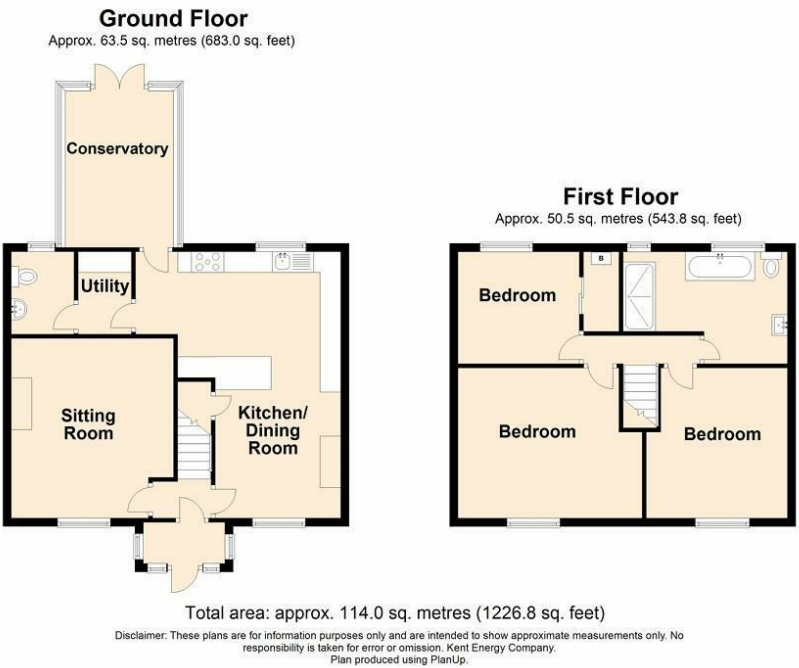
Outside:

To the front of the property is a brick block paved driveway providing off-road parking space for two cars. A shared side alleyway leads to gated access to the rear garden which has been mostly laid to artificial grass. There is an outside tap, raised flower beds, a picket fence and gate leading to a raised decked terrace area next to the timber outbuilding. A gate accesses a further garden area laid to gravel and with two damson trees, and a further storage area to the side of the outbuilding.

Outbuilding 19'9 x 9'9

A timber outbuilding with two sets of UPVC double glazed French doors, power and light, wood effect vinyl flooring.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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.