



Frampton Road

Hythe CT21 6JP

- Mid Terraced Period Home
- Open Plan Lounge/Diner
- Separate Utility Room
- Three Bedrooms
- Attractive Rear Garden & Outbuilding
- Extensively Refurbished
- Fitted Kitchen With Integrated Appliances
- Downstairs Cloakroom
- Modern Fitted Bathroom
- Close To Green & Town Centre

Asking Price £375,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented and extensively refurbished three bedroom mid-terraced home located within level walking distance of the green, seafront promenade and town centre. The accommodation comprises a spacious open plan lounge/diner, a fitted kitchen with integrated appliances, a separate utility room and a cloakroom to the ground floor, with three bedrooms and a modern bathroom to the first floor. The rear garden has been attractively landscaped with a paved sun terrace and lawn, also boasting a useful brick built outbuilding. An early viewing of this stylish modern home comes highly recommended.

Located conveniently within level walking distance of the historic Royal Military Canal, Hythe's seafront, and the town centre itself. 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 an Aldi and Waitrose stores, and Sainsbury's which is only a short stroll away. Primary schooling is located just off the nearby green with secondary schooling available in Saltwood; 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 Entrance

With recessed arched front porch with sensor light over, composite front door with inset double glazed panel, opening to reception hall.

Reception Hall

With fitted doormat, coved ceiling, recessed downlighters, radiator, opening to open plan lounge/diner.

Open Plan Lounge/Diner 24' x 13'11 (max)

Narrowing to 10'5 in lounge area, comprising living room are with front aspect bay window and UPVC double glazed windows, open fireplace with granite hearth and wooden mantel over, coved ceiling, LVT wood effect flooring, radiator, opening to dining room area with oak staircase to first floor with glazed panels and understairs store cupboards with consumer unit and electric meter, LVT wood effect flooring, door to utility room, coved ceiling, radiator, opening through to kitchen.

Kitchen 13'8 x 8'1

A modern fitted kitchen comprising a generous range of dove grey gloss finish store cupboards and drawers, solid oak worktops with tiled splashbacks over, inset stainless steel one and a half bowl sink with mixer tap over and integral drainer to worktop, four ring electric induction ceramic hob with extractor over, two high level fitted electric ovens, integrated dishwasher and undercounter fridge, coved ceiling, recessed downlighters, LVT wood effect flooring, rear aspect UPVC double glazed French doors opening to terrace and garden.

Utility Room 9'10 x 4'6

With roof lantern, solid oak fitted worktop with inset stainless steel sink/drainer with mixer tap over and store cupboard under, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, wall-mounted Worcester Bosch gas-fired combination boiler, heating control panel, coved ceiling, recessed downlighters, LVT wood effect flooring, door to cloakroom.

Cloakroom

With UPVC frosted double glazed window, wall-hung wash hand basin with mixer tap over, WC with concealed cistern and wood effect shelf over, part-tiled walls, recessed downlighter, LVT wood effect flooring, radiator.

First Floor:

Landing

With loft hatch, coved ceiling, recessed downlighters.

Bedroom 13'8 x 10'6

With two front aspect UPVC double glazed windows, feature fireplace, coved ceiling, radiator.

Bedroom 10'6 x 8'8

With rear aspect UPVC double glazed window, coved ceiling, radiator.

Bedroom 9'2 (max) x 8'4

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

Bathroom

With UPVC frosted double glazed window, shower bath with rainfall shower, hand-held shower attachment and shower screen over, wash hand basin with mixer tap over and grey gloss finish store cabinet under, fitted mirror with inset lighting, WC, extractor fan, heated towel rail, vinyl flooring.

Outside:

To the front is a small low-walled garden area. The rear garden enjoys a paved sun terrace with an outdoor double power point and tap, the rest of the garden being laid to lawn with a central paved pathway leading to a brick-built outbuilding and back gate opening to a shared back alleyway.

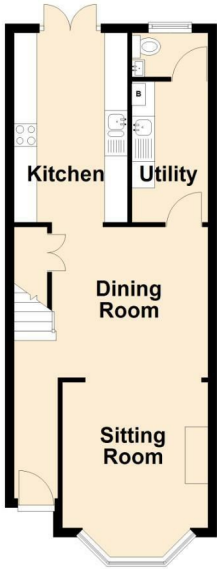
Outbuilding 16'6 x 9'4

With UPVC double glazed door and sash window, power and light.






Ground Floor
 Approx. 46.0 sq. metres (495.0 sq. feet)



First Floor
 Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 84.8 sq. metres (912.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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.