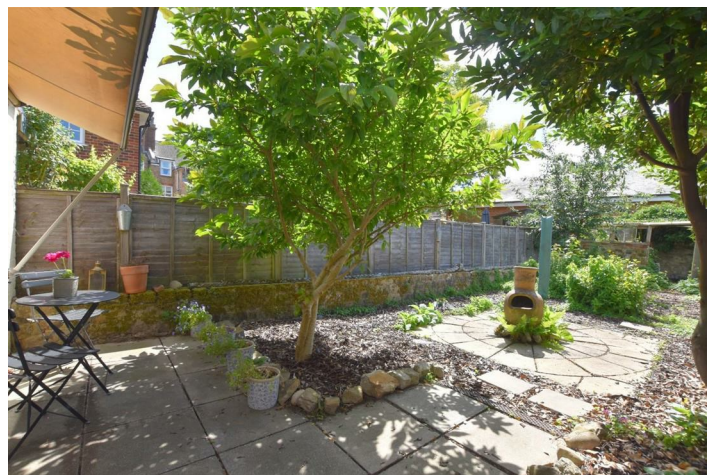




High Street Hythe CT21 5JU

- Semi-Detached Period Home
 - Deceptively Spacious
 - Two Bedrooms
 - Two Shower Rooms
 - Much Character & Charm
- Convenient High Street Location
 - Extended To Rear
 - Three Reception Rooms
- Private Courtyard and Rear Garden
 - No Onward Chain

Guide Price £400,000-£425,000 Freehold





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Mapps Estates are delighted to bring to the market this charming and unique semi-detached period home conveniently located on the high street for easy access to local shops and restaurants. Originally built in the Georgian era, the property was extended in the Victorian era adding the existing kitchen, and in the 1970s an impressive architect-designed extension was added forming what is now a spacious lounge/diner. The ground floor accommodation comprises a sitting room with a feature fireplace, a separate dining room, a kitchen, rear lobby, a shower room and the large lounge/diner to the rear, with two bedrooms and a further shower room to the first floor. The property also has a cellar, a private courtyard and an attractive rear garden and patio. Being sold with no onward chain, an early viewing comes highly recommended.

Located conveniently on Hythe high street with an excellent selection of local shops and restaurants on your doorstep, as well as amenities including doctors' surgeries, dentists, hairdressers, and a public library all within easy reach. The town also boasts Sainsbury's, Aldi and Waitrose stores. The delightful Royal Military Canal, beach and seafront promenade are also within level walking distance. 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 fifteen minutes away by car and offering regular fast services to London, St. Pancras in just over fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Ground Floor:

Front Entrance

A solid wood front door opening directly to the sitting room.

Sitting Room 12'3 x 10'8

With front aspect sash window looking onto high street and with secondary glazing, side aspect oriel window looking along high street with sash windows and secondary glazing, feature fireplace with wooden mantel and surround, exposed floorboards, wall light point, radiator, door to staircase, door to inner hallway.

Inner Hallway

With exposed floorboards, open doorway to dining room, door to cellar.

Cellar 13'11 x 10'6 (max points)

With gas and electric meters, radiator, fuse board and power points.

Dining Room 12'5 x 11'4

With rear aspect sash window looking onto the courtyard, high level store cupboard over doorway, exposed floorboards, radiator, door and step down to kitchen.

Kitchen 13'4 x 7'5

With two side aspect windows and a double glazed window looking onto the courtyard, skylight window over, bespoke fitted wooden worktop with inset ceramic butler sink with mixer tap over and integral drainer, drawers and cupboard under, fitted range cooker, space for fridge/freezer, space and plumbing for washing machine and dishwasher, tiled floor, open doorway to rear lobby.

Rear Lobby 7'2 x 6'9

With tiled floor, frosted glazed panel door to further lobby and back door opening to the courtyard, wall light point, radiator, doors to shower room and lounge/diner.



Shower Room

With UPVC frosted double glazed window, fully tiled walk-in shower cubicle, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, extractor fan, recessed downlighters, part-tiled walls, tiled floor, radiator.

Lounge/Diner 21'9 x 12'1

With feature vaulted ceiling and high level double glazed windows, Velux window, rear aspect double glazed window and sliding door to patio and garden, wood panelled ceilings, two radiators and skirting board heating.

First Floor:

Landing

With exposed ceiling timbers, two wall light points, radiator.

Bedroom 12'5 x 11'1

With front and side aspect sash windows with secondary glazing and views along the high

street, feature fireplace, vaulted ceiling with exposed roof timbers, fitted double wardrobe with store cupboard over, radiator.

Bedroom 12'6 x 7'10 (max points)

With rear aspect sash window looking onto rooftops and courtyard, vaulted ceiling with exposed roof timbers, fitted wardrobe with sliding doors, hanging rail and shelf over, and a recently-installed wall-mounted Glow Worm gas-fired combination boiler, radiator.

Shower Room

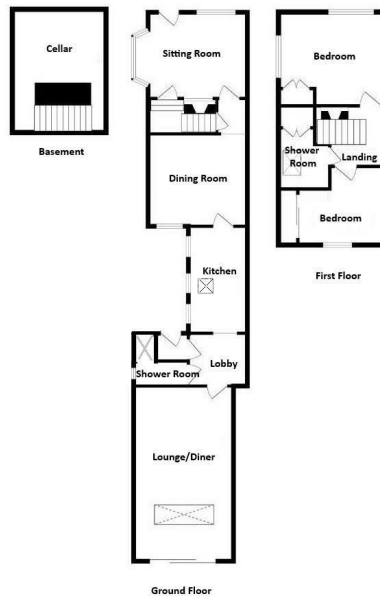
With feature high ceiling and skylight window, fully tiled walk-in shower cubicle, wash hand basin with mixer tap and tiled splashback set onto tiled shelf with store cupboards under, recessed shelved linen cupboard over, WC, high level internal windows providing borrowed natural light to the landing area, vinyl flooring, radiator.

Outside:



From the high street, a metal door opens to a side alley accessing the secluded courtyard area; this is laid to paving, with a wall light and outside tap. From here, there is gated access to the rear garden, this having a paved patio area with a wall-mounted awning, a central paved terrace, shrub borders and ferns, and trees including a bay tree, a cherry and a purple magnolia. The garden is bordered by ragstone walls and there is an open, covered garden store to the rear.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.