



Fisher Close

Hythe CT21 6AB

- Well Appointed Townhouse Residence
 - Three Bedrooms
 - Spacious Living/Dining Room
 - Garden Room
 - Garage & Off Road Parking
- Close To Seafront
- Walking Distance Of High Street
 - Modern Fitted Kitchen
- Attractive Terraced Garden
 - No Onward Chain

Price Guide £475,000-£495,000 Freehold





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Mapps Estates are delighted to bring to the market this beautifully presented three bed townhouse residence, enviably located on an exclusive development within a short stroll of the seafront and Imperial Hotel and golf course, and within level walking distance of the town centre. The accommodation is arranged over three floors, with a welcoming reception hall, garden room and utility room to the ground floor, a modern fitted kitchen, cloakroom, and spacious living/dining room to the first floor, and three bedrooms and a well appointed bathroom to the top floor which affords views of St Leonard's church and the surrounding hillside. The property also enjoys an attractive terraced rear garden, an integral garage and an off-road parking space. Being sold with the added benefit of no onward chain, an early viewing comes highly recommended.

Located only a short stroll from Hythe's seafront and the Imperial Hotel and golf course, and within level walking distance of the high street and Royal Military Canal. The high street offers an excellent array of independent shops, together with Waitrose and Sainsbury's stores, and an Aldi store close by. Doctors' surgeries, dentists, a public library and St Leonard's Church are also all located centrally. 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 fifteen minutes away by car), giving access to London St Pancras in approximately 50 minutes.

Ground Floor:

Front Entrance

With outdoor wall light, UPVC front door with frosted double glazed windows to sides, opening to entrance lobby.

Entrance Lobby 8'2 x 3'6

With tiled floor and fitted doormat, coved ceiling, coat-hanging space, frosted glazed panel door opening to reception hall.

Reception Hall 16'8 x 8'2

With stairs to first floor and understairs store cupboard, separate built-in store cupboard, coved ceiling, tiled floor, radiator, door to utility room, glazed panel door to garden room, door to inner lobby with fitted shelves and door to garage.

Integral Garage 19'11 x 10'5

With remote controlled sectional up and over garage door, water tap, power and light.

Garden Room 13'9 x 12'4 (max points)

With tiled floor and electric underfloor heating, space for study/home office if required, underfloor heating control panel, conservatory with pitched double glazed roof and fitted blinds, UPVC double glazed windows and sliding doors opening to patio and garden.

Utility Room 8'4 x 4'9

With rear aspect UPVC double glazed window, fitted worktop with inset stainless steel sink/drainage with mixer tap over and store cupboards under, space and plumbing for washing machine, tumble dryer and fridge/freezer, wall mounted Vaillant gas-fired combination boiler, tiled floor.

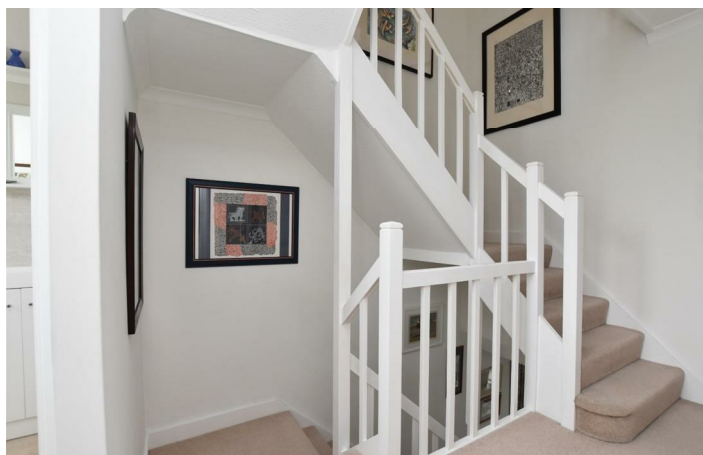
First Floor:

Landing

With rear aspect UPVC double glazed window looking onto garden and with bespoke fitted shutters, heating thermostat, stairs to top floor, shelved linen cupboard, coved ceiling, radiator.

Cloakroom

With UPVC frosted double glazed window, WC with concealed cistern and shelf over, wash hand basin with mixer tap and tiled splashback over and store cabinet under, tiled floor.



Kitchen 10'5 x 10'5

With rear aspect UPVC double glazed window looking onto garden, modern fitted kitchen comprising a range of cream gloss finish store cupboards and drawers, wood effect square edged worktops with tiled splashbacks and concealed downlighters over, inset one and a half bowl ceramic sink/drainers with mixer tap over, four ring AEG induction hob with extractor canopy over, fitted high level AEG electric oven with matching microwave over, integrated AEG fridge/freezer, integrated Bosch dishwasher, wine rack, tiled floor, coved ceiling.

Living/Dining Room 19'1 x 14'7 (max points)

An 'L' shaped room comprising a living room area with a large front aspect UPVC double glazed window with open aspect, decorative external railings and bespoke fitted shutters, dining room area with front aspect UPVC double glazed oriel window with bespoke fitted shutters, coved ceiling, two radiators.

Top Floor:

Landing

With loft hatch and fitted loft ladder, coved ceiling.

Bedroom 12'5 x 10'5

With large front aspect UPVC double glazed window enjoying a view of St Leonard's church and the surrounding hillside, recessed fitted double wardrobe, two freestanding wardrobes and chest of drawers, coved ceiling, radiator.

Bedroom 10'6 x 10'6

With rear aspect UPVC double glazed window looking onto garden, fitted double wardrobe with store cupboard over, recessed shelved linen cupboard, coved ceiling, radiator.

Bedroom 9'5 x 8'3

With large front aspect UPVC double glazed window enjoying a view of St Leonard's church and the surrounding hillside, fitted double wardrobe with sliding doors and store cupboard over, coved ceiling, radiator.



Bathroom 8'1 x 5'5

With UPVC frosted double glazed window, shower bath with rainfall shower, separate hand-held shower attachment and two shower screens over, wash hand basin with mixer tap over, shelf to side and store cabinet under, WC with concealed cistern, heated towel rail, fully tiled walls, tiled floor.

Outside:

To the front of the property is a lawned area with a tarmac driveway for one car to the side. The rear terraced garden has been attractively landscaped, with a paved patio area by the conservatory, steps up through the garden to a back gate conveniently opening to Twiss Road, well stocked shrub and flower borders, tool shed and outside tap.





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

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		
(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.