



Dymchurch Road

Hythe CT21 6JE

- Charming Period Cottage
- Level Walking Distance To High Street
- Fitted Kitchen With Integrated Appliances
 - Two Further Bedrooms
 - Delightful Rear Garden
- Semi-Detached
- Living/Dining Room With Log Burner
- Master Bedroom With Canal View
 - Modern Fitted Bathroom
 - Ideal Holiday Home

Offers In Excess Of £350,000 Freehold





Mapps Estates are delighted to bring to the market this charming three bedroom cottage conveniently located within level walking distance of Hythe high street. The ground floor accommodation comprises a living/dining room with wood flooring and a cast iron log burner, as well as a modern fitted kitchen with integrated appliances. Upstairs you will find the master bedroom looking onto the Royal Military Canal, two further bedrooms and a bathroom. The property offers much charm and character while benefitting from UPVC double glazing, and a modern central heating system. To the rear is an attractively landscaped, and good sized garden with a useful summerhouse, garden shed and log store area. An early viewing of this delightful period home comes highly recommended.

Located conveniently within level walking distance of the delightful Royal Military Canal, Hythe Green and the town centre. 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. The beach and seafront promenade are also within 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 Porch 3'6 x 2'11

With UPVC double glazed entrance door with windows to both sides, wood effect tiled flooring and skirting, internal solid wood entrance door with inset leaded glazed panel, opening to-

Living/Dining Room 23'9 x 11'8

With Living Room Area having a front aspect UPVC double glazed window, recessed cast iron log burner set onto slate effect hearth and with an oak mantel over, wood flooring, radiator, Dining Area with side aspect UPVC double glazed window, further radiator, heating control panel and thermostat, stairs to first floor, generous understairs store cupboard with consumer unit and light, bi-fold door to-

Modern Fitted Kitchen 10' x 6'4

With rear aspect UPVC double glazed window looking onto garden, UPVC double glazed back door to side with fitted blind, range of light blue wood grain effect store cupboards and drawers, quartz effect square edged worktops with tiled splashbacks, inset ceramic sink/drainage with mixer tap over, inset four ring gas hob with extractor over, high level double electric oven, integrated Bosch washing machine, integrated slimline dishwasher, integrated fridge/freezer, recessed downlighters, tiled floor.

First Floor:

Landing

With built-in airing cupboard housing wall mounted Worcester Bosch gas-fired combination boiler, radiator.

Bedroom 11'9 x 10'9

With front aspect UPVC double glazed window enjoying a view of the park and the Royal Military Canal, loft hatch, radiator.

Bedroom/Dressing Room 8'3 (max into wardrobe) x 6'

With side aspect UPVC double glazed window, fitted double wardrobe to one wall with sliding doors, radiator.

Bedroom 10' x 6'5

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

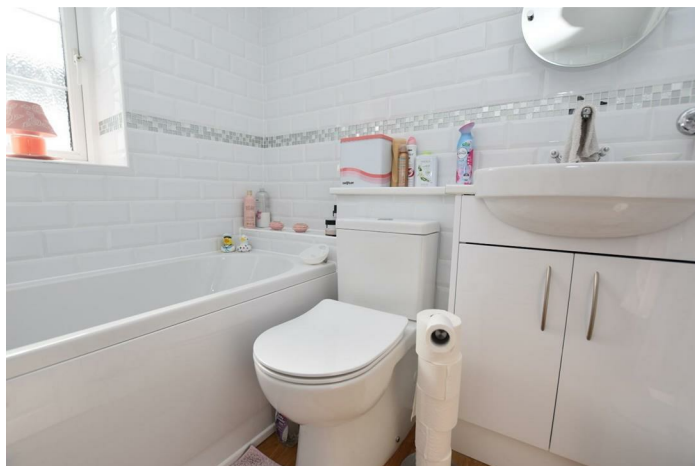
Modern Fitted Bathroom 6'4 x 5'5


With UPVC frosted double glazed window, modern white suite comprising panelled bath with mixer tap and shower attachment over, wash hand basin with mixer tap over set into shelf with store cabinet under and WC to side, extractor fan, chrome effect heated towel rail, recessed downlighters, fully tiled walls, wood effect laminate flooring,

Outside:

To the front of the property is a paved garden area with a picket gate and bordered by a ragstone wall; to the side a further matching gate accesses a pathway leading to gated access to the rear garden. The rear garden is generous in size and is bordered by a smart picket fence with gated access; the garden has been mostly laid to lawn with planted shrub borders. To the rear is a good sized timber summerhouse (9'10 x 9'8, with glazed double doors and windows, power points), a small garden shed and a fenced and gated are ideal for log storage. There is a pathway running along the side and rear of the property across which the attached neighbouring property has a right of way; outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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.