



Hampton Vale

Hythe CT21 5SG

- Well Presented Semi-Detached Residence
 - Three Bedrooms
- Modern Extended Open Plan Kitchen/Diner
 - Off Road Parking
 - No Onward Chain
- Sea Views From 1st Floor
- Living Room Boasting Hillside Views
 - Family Bathroom
 - Front & Rear Gardens

Asking Price £325,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented and extended three bedroom semi-detached residence, set in a popular residential location and enjoying lovely views of the surrounding hillside. The ground floor accommodation comprises an entrance porch and reception hall, two reception rooms, and a modern fitted kitchen, while upstairs you will find the three bedrooms, and family bathroom. The property boasts a front garden and driveway to side providing off road parking, and a generous lawned garden to rear with paved patio area. With the added advantage of being sold with no onward chain, an early viewing comes highly recommended to really appreciate what this home has to offer.

Located in a semi-rural location surrounded by wooded hillside and conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to London, St. Pancras in just over fifty minutes. There is a Tesco store at the top of Horn Street, while a short drop down the hill, you will find a local convenience store and post office. The pretty Cinque Port Town of Hythe is approximately ten minutes' drive away and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook and through Hythe and offers pleasant walks and cycle rides. The seafront is also only five minutes' drive away. Primary schooling is available in Seabrook and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

Ground Floor

Entrance Porch

With composite front door, Upvc double glazed window to side, Coved ceiling, tiled floor.

Entrance Hall

With wooden front door, radiator, built in cupboard housing electric fuse box, stairs to first floor, doors to:

Living Room 16'4 x 12'7 max points

With Upvc double glazed window to front enjoying views of the surrounding hillside, wood effect laminate flooring, radiator, wood burning stove, recessed downlights, radiator, low level under stairs storage cupboard.

Modern Kitchen 18'9 x 9'4 max points

comprising a range of matching, black gloss wall and base units, roll top worksurfaces, inset one and a half bowl, single drainer sink with mixer tap over, inset five ring gas hob with extractor over, space and plumbing for washing machine and dishwasher, space for American style Fridge/Freezer, built in double oven/grill, radiator, tiled floor, Upvc double glazed window and door to front, built in under stairs cupboard,

Dining Room

With Upvc double glazed door opening onto the garden, radiator, wood effect laminate flooring.

First Floor:

Landing

With Upvc double glazed window to side, built in cupboard housing combination boiler, hatch to loft space, doors to:

Bedroom 11'2 x 11'3

With front aspect Upvc double glazed window enjoying sea views and surrounding hillside, radiator, built in double wardrobe cupboard.

Bedroom 11' x 9'11

With rear aspect double glazed window, radiator, built in shelved storage cupboard, built in wardrobe.

Bedroom 8'4 x 7'10 max points

With side aspect Upvc double glazed window giving lovely views of the sea and surrounding hillside, radiator, built in storage cupboard.

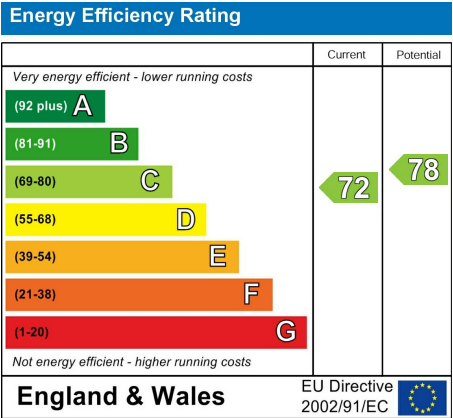
Family Bathroom

A white suite comprising vanity wash hand basin with mixer tap over, storage cupboard under, and WC to side, panelled L-shaped bath with mixer tap and shower over, glazed screen to side, tiled effect laminate flooring, chrome effect heated towel rail, extractor fan, rear aspect Upvc double glazed frosted window.

Outside:

The generous rear garden is mainly laid to lawn, and has the advantage of a paved patio area. The front garden is laid to slate chippings to one side, with the other laid to lawn. There is the benefit of a driveway and off road parking.





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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.