



## Portland Road

Hythe CT21 6EF

- Three Bedroom End Of Terrace
- Delightful Views Of The Royal Military Canal
  - Spacious Living Room & Conservatory
  - Modern Fitted Kitchen
- Short Level Walk To Hythe Town Centre & The Beach
- Allocated Off-Road Parking Space
- Sought After Central Location
- Low Maintenance Rear Garden
- Bathroom & Downstairs WC
- No Onward Chain

**Asking Price £365,000 Freehold**







Mapps Estates are delighted to bring to the market this well-presented three bedroom end terrace home situated adjacent to the Royal Military Canal and Hythe Green and conveniently within level walking distance of the high street and seafront. The accommodation to the ground floor comprises a reception hall, cloakroom, a modern fitted kitchen, and a lounge/diner opening to a spacious conservatory, while upstairs there are three bedrooms and a bathroom. The property also benefits from a low-maintenance courtyard garden with a newly erected garden shed, and a nearby allocated off-road parking space. Being sold with no onward chain, an early viewing comes highly recommended.

Located conveniently across the road of the delightful Royal Military Canal and Hythe Green, and within easy level waling distance of 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 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 Entrance**

With gentle-gradient paved pathway to the UPVC frosted double glazed front door, with a pitched roof canopy and light over, opening to the reception hall.

#### **Reception Hall 9'7 x 6'6**

With stairs to first floor, wood effect vinyl flooring, consumer unit, doors to cloakroom, kitchen and lounge/diner.

#### **Cloakroom**

With UPVC frosted double glazed window, wash hand basin with mixer tap and tiled splashback over, WC, wood effect vinyl flooring.

### **Kitchen 9'1 x 8'11**

With UPVC double glazed window looking onto the Royal Military Canal, fitted kitchen comprising a range of white gloss finish store cupboards and drawers, square edge work surfaces with tiled splashbacks over, inset one and a half bowl stainless steel sink/drainers with mixer tap over, wood effect vinyl flooring, space and plumbing for washing machine and dishwasher, fitted electric cooker with extractor canopy over, cupboard housing modern wall-mounted Worcester Bosch 'Greenstar 2000' gas-fired combination boiler, space for fridge/freezer, understairs storage space.

### **Lounge/Diner 15'3 x 10'4**

With UPVC double glazed Oriel window looking across to Hythe Green and the 'Roughs' beyond, radiator, coved ceiling, double glazed window and sliding patio door opening through to conservatory.

### **Conservatory 11'10 x 11'**

Of brick base construction with UPVC double glazed windows and French doors opening to the garden, insulated pitched roof, radiator.

### **First Floor:**

#### **Landing**

With hatch to loft space with fitted loft ladder, doors to bedrooms and bathroom.

### **Bedroom 10'4 x 9'1**

With UPVC double glazed window looking onto the green, high level UPVC double glazed window with view towards the 'Roughs', recessed built in double depth wardrobe, radiator.

### **Bedroom 9'4 x 9'1**

With UPVC double glazed window overlooking the Royal Military Canal, fitted store cupboard, radiator.

### **Bedroom 7'4 x 5'11**

With UPVC double glazed window, radiator.

### **Bathroom 6'3 x 5'11**

A white suite comprising 'P'-shaped bath with shower and mixer tap over, WC, vanity wash hand basin with mixer tap and tiled splashback over and storage cabinets under. chrome effect heated towel rail, wood effect vinyl flooring, UPVC frosted double glazed window.

### **Outside:**

The rear garden is laid to artificial grass for low maintenance and has a newly-erected 'Skinners' 8' x 6' garden shed/summerhouse to one corner. A back gate opens onto St Leonards Road with only a short walk to the nearby allocated off-road parking space.








Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.