



## Chapel Street

Hythe CT21 5BE

- Well Presented Townhouse
  - Two Bedrooms
- Bathroom & Downstairs WC
  - Integral Garage
- Close To High Street & Amenities
- Semi Detached
  - Fitted Kitchen
- First Floor Living Room
  - Courtyard Garden
  - No Onward Chain

**Asking Price £269,950 Freehold**





Mapps Estates are delighted to bring to the market this well presented two bedroom townhouse conveniently located only a short walk from the high street and within level walking distance of the picturesque Royal Military Canal and the seafront. The accommodation is arranged over three floors, comprising a fitted kitchen, cloakroom and integral garage to the ground floor, a living room and bathroom to the first floor, and two bedrooms to the top floor. The property also enjoys a small courtyard garden to the rear, and is also being sold with the benefit of no onward chain. An early viewing comes highly recommended.

Located conveniently within easy level waling distance of the high street, and a short walk from the picturesque Royal Military Canal. 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:**

##### **Side Entrance**

With outside wall light, wooden entrance door with inset frosted double glazed panels, opening to reception hall.

##### **Reception Hall**

With stairs to first floor, wood effect vinyl flooring, side aspect double glazed window, alarm keypad, radiator, doors to integral garage, cloakroom and kitchen.

##### **Integral Garage 15'5 x 9'1**

With remote controlled up and over garage door, consumer unit, alarm system, power and light.



### **Cloakroom**

With wall-hung wash hand basin and tiled splashback over, WC, extractor fan, wood effect vinyl flooring, radiator.

### **Kitchen 8'11 x 7'6**

With rear aspect double glazed window and back door opening to courtyard, matching range of fitted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, four ring gas hob with pull-out extractor over and electric oven under, space for undercounter fridge, space and plumbing for washing machine, recessed downlighters, wood effect vinyl flooring, radiator.

### **Courtyard**

A small private courtyard garden laid to brick block paving with a side gate and outdoor wall light.

### **First Floor:**

#### **Landing**

With side aspect double glazed window, built-in airing cupboard with fitted shelves, hanging rail, radiator and light, stairs to top floor, heating thermostat, radiator.

### **Living Room 11'11 x 9'**

With front aspect double glazed window, radiator.

### **Bathroom 9' x 7'7**

With frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment, shower curtain rail and tiled walls over, pedestal wash hand basin with tiled splashback, WC, shaver point, extractor fan, cupboard housing wall-mounted Ideal gas-fired combination boiler, wood effect vinyl flooring, radiator.

### **Top Floor:**

#### **Landing**

With skylight over, side aspect double glazed window with view of St Leonard's church, loft hatch, radiator.

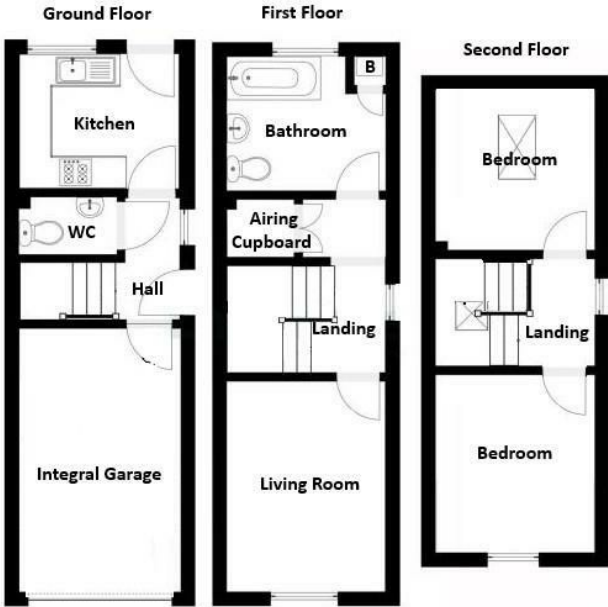
### **Bedroom 9'9 x 9'9**

With some restricted head height, front aspect double glazed dormer window, radiator.


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

With some restricted head height, rear aspect Velux window with fitted blind and view of Hythe hillside, radiator.





Approx Gross internal area (including low ceilings to bedrooms) - 646 sq.ft / 60 sq.m. Internal Garage - 135 sq.ft / 13 sq.m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(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.