



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£380,000**

**Freehold**

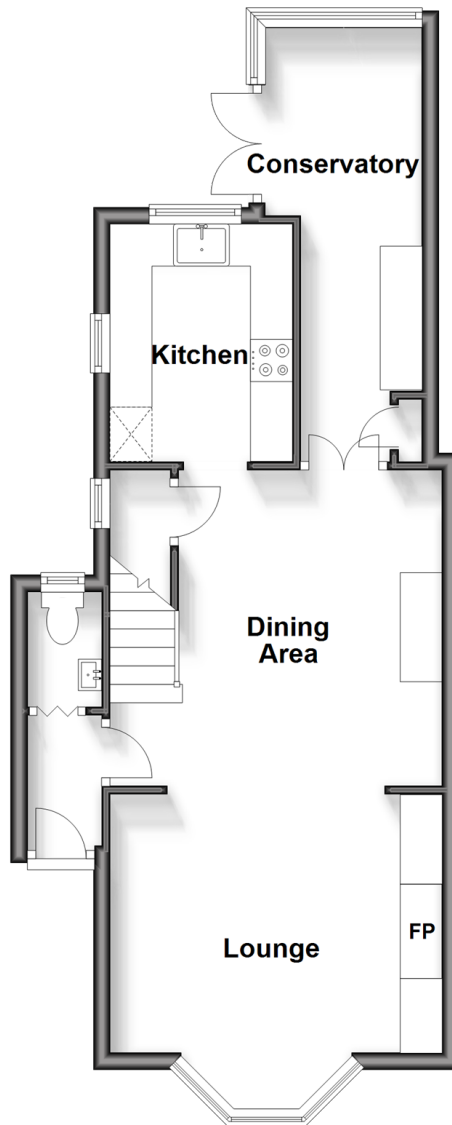
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**St. Leonards Road,  
Hythe, Kent, CT21**

*Wards*  
Helping you move forwards

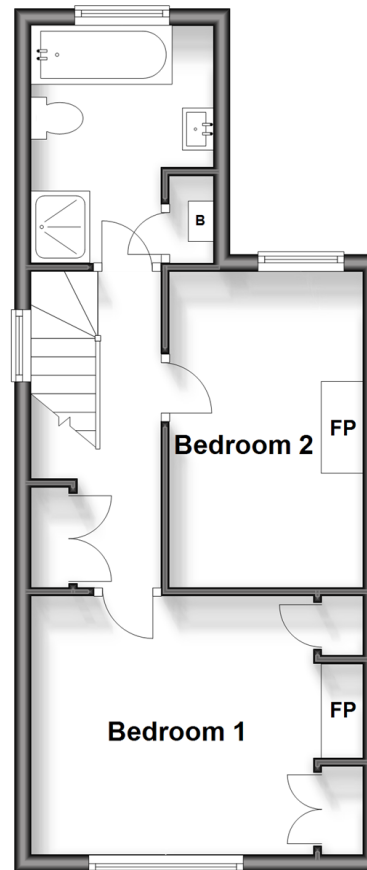
## Ground Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



## Split Level First Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Cloakroom

Lounge: 12'9 (3.89m) narrowing to 11'8 (3.56m) x 11'8 into bay (3.56m)

Dining Area: 12'10 (3.91m) narrowing to 8'10 (2.69m) x 12'5 (3.79m)

Kitchen: 9'1 x 7'1 (2.77m x 2.16m)

Conservatory: 16'9 (5.11m) x 6'1 (1.86m) narrowing to 4'7 (1.40m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 (3.89m) narrowing to 11'9 (3.58m) x 10'0 (3.05m)

Bedroom 2: 12'2 (3.71m) x 7'4 (2.24m) narrowing to 6'4 (1.93m)

Bathroom: 9'0 x 7'3 maximum (2.75m x 2.21m)

### OUTSIDE

Garage / Carport

Front & Rear Gardens





## Main features

- Amazing period home with garage/car port
- Lounge and dining area, log burner in lounge
- Kitchen with granite work tops, downstairs cloakroom, bathroom with separate shower
- Low maintenance garden and conservatory to relax in
- Short walk to the beach and town centre
- Planning permission for larger garage and utility room/storage



### Nearest Schools

Primary Schools: Hythe Bay CofE Primary 0.2 miles, Saltwood CofE Primary 1.7 miles

Secondary Schools: Brockhill Park Performing Arts College 2.1 miles, Folkestone School for Girls 3.8 miles



### Transport Information

Train Stations: Sandling 2.4 miles, Westenhanger 3.5 miles, Folkestone West High Speed Link 4.5 miles



### Address

St. Leonards Road, Hythe, Kent, CT21



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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