



**Modern
Auction**

**£240,000
Freehold**

2x 1x 2x

**Cantle Cottage, Church
Hill, Hythe, Kent, CT21**

Wards
Helping you move forwards



Main features

- Charming grade II listed cottage with no onward chain
- Great project for a keen DIYer
- For sale by Modern Auction – T&Cs apply
- Subject to an undisclosed Reserve Price
- Buyer's fees apply

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 12'9 x 10'0 (3.89m x 3.05m)

Dining Room: 12'9 x 5'6 (3.89m x 1.68m)

Lean-To 1: 6'6 x 5'0 (1.98m x 1.53m)

Kitchen: 5'10 x 5'4 (1.78m x 1.63m)

Lean-To 2: 6'2 x 4'3 (1.88m x 1.30m)

FIRST FLOOR

Landing

Bedroom 2: 12'8 x 10'0 (3.86m x 3.05m)

SECOND FLOOR

Landing

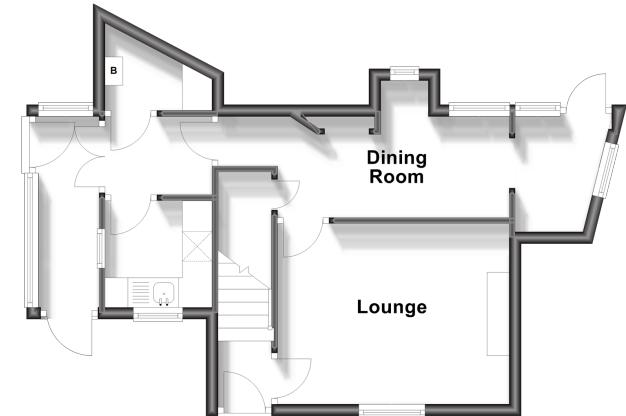
Bedroom 1: 13'0 x 12'1 (3.97m x 3.69m)

OUTSIDE

Rear & Side Garden

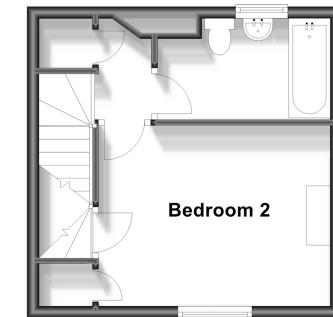
Split Level Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



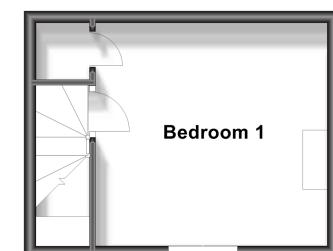
First Floor

Approx. 23.8 sq. metres (256.3 sq. feet)



Second Floor

Approx. 18.5 sq. metres (198.8 sq. feet)



Call Hythe - 01303 267473 ■ 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



CURRENT:
E(43)

POTENTIAL:
B(83)



12824963/20250612/MIB/DC

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Record identifiers:

Property = 12824963

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