



15 Twiss Road Hythe Kent CT21 5PB
OIEO £475,000

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15 Twiss Road

Hythe Kent CT21 5PB

Three bedroom property in the heart of Hythe with off road parking for two cars.

Situation

Situated at the end of a mews of cottages, only moments from Hythe's seafront and Royal Military Canal and a short level walk to Hythe's busy high street which offers a variety of independent shops, restaurants and supermarkets.

Local commuting services are excellent with High Speed rail links to London St. Pancras via Sandling and Folkestone West stations.

The M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent. There are local bus services nearby.

The Property

A substantial period property forming the end of a pretty mews ideally situated in a prime location on level ground.

This is a rare opportunity to purchase a substantial property in central Hythe benefiting from beautiful gardens and off road parking.

Offering very well proportioned accommodation, the entrance hall leads into a sitting room/dining area with a large bay window, fireplace and double doors leading to the modern/kitchen diner extension opening further to the rear garden.

Rising to the first floor there are three bedrooms, two with garden views and a modern bathroom suite and separate w.c.

On the second floor there is an ideal games room/office or guest bedroom. The property offers

light and airy accommodation and benefits from gas central heating and double glazing.

Outside

The property is approached by a pretty pathway leading to a lawned rear garden which is a particular feature of this property. It provides a tranquil and secure environment in which to enjoy.

The front garden is laid to lawn with a variety of trees and shrubs with access to the side leading to a paved area with off road parking and onto an enclosed lawn.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

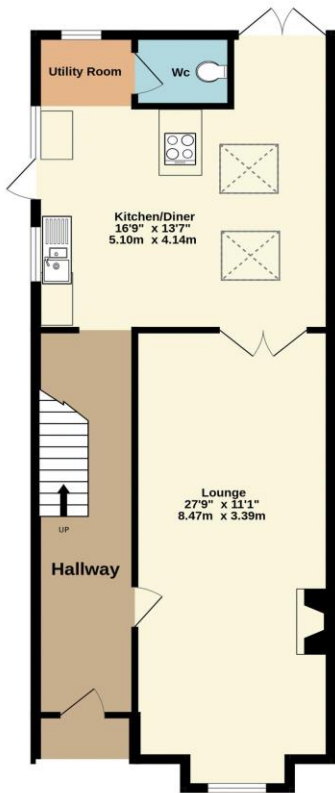
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

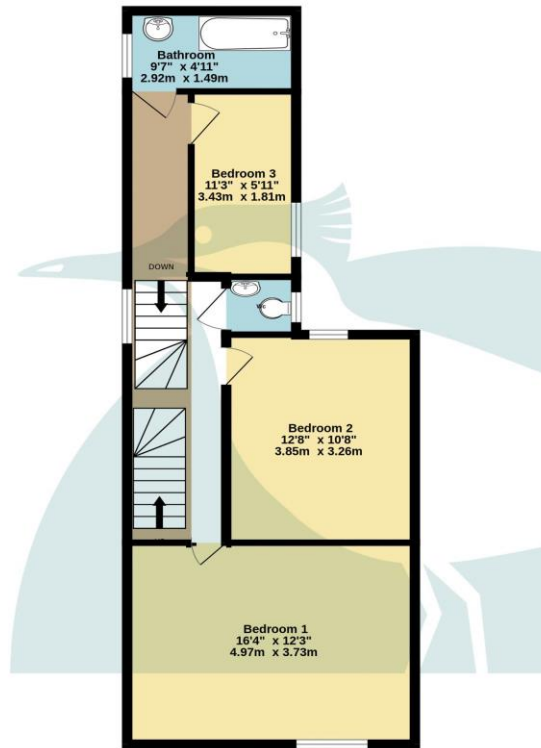


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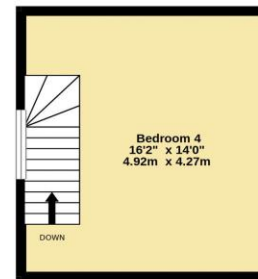
Ground floor
740 sq.ft. (68.7 sq.m.) approx.



1st floor
562 sq.ft. (52.2 sq.m.) approx.



2nd floor
226 sq.ft. (21.0 sq.m.) approx.



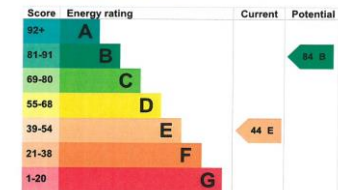
TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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