



16 Tanners Hill Gardens Hythe Kent CT21 5HY
Guide £525,000

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16 Tanners Hill Gardens

Hythe Kent CT21 5HY

Situated on the borders of Saltwood and Hythe, offering ample accommodation, gardens, and garage, sold with no onward chain.

Situation

Nestled on the Saltwood and Hythe borders enjoying a wonderful location with Eaton Lands behind and outlooks to Saltwood cricket ground to front. Saltwood village features a pretty green, a welcoming village hall, local store, delightful restaurant and enchanting Church, whilst the local primary school and Brockhill Park Performing Arts College enjoy an excellent reputation.

A short drive away the market town of Hythe enjoys a vibrant high street with a variety of independent shops, boutiques, cafes and restaurants. Four supermarkets cater to the practical need of residents, and the seafront is not far away.

Excellent commuting links provides easy access to the M20 motorway junction, while Sandling mainline railway station connects to the High Speed link to London and the Channel Tunnel terminal is a short drive offering further travel options to the Continent.

The Property

Deceptive from the exterior, this substantial semi-detached house with rendered elevations under a high pitched pantile roof provides generous accommodation internally.

Upon entering the entrance porch lies a hallway with stairs to first floor and recess with cupboard under, opening to a sitting room/dining area neatly divided by a small archway, and aspect to front and rear. The sitting room has an exposed brick fireplace with wood burning stove, and the bay window from the dining room overlooks the rear patio and garden. An inner hallway provides a

storage cupboard presently housing a tumble dryer, and room with window to front previously used as a study. Adjoining this is a useful ground floor shower and cloakroom and to the rear is a well fitted kitchen with range of integrated appliances, space for white goods, breakfast bar and doorway to the rear garden.

From the sitting room is access to a fourth bedroom, which is also adaptable as another reception room.

Ascending to the first floor are three further good size bedrooms and family bathroom with matching three piece suite. The property will be sold with the benefit of no onward chain.

Outside

Set back from the road, a neat hedgerow provides privacy to the shingled front and driveway, offering convenient off-road parking.

At the rear, a paved terrace spans the width, seamlessly connecting with a decked area and steps leading up to a gently sloping lawn adorned with shrubs, bushes, and mature hedges. A garden shed, greenhouse, and various trees complement the landscape.

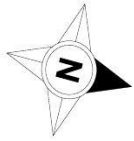
Via an unadopted track at the rear, a single detached garage with an adjoining concrete base offers potential for additional use.

Services

It is understood all main services are connected.

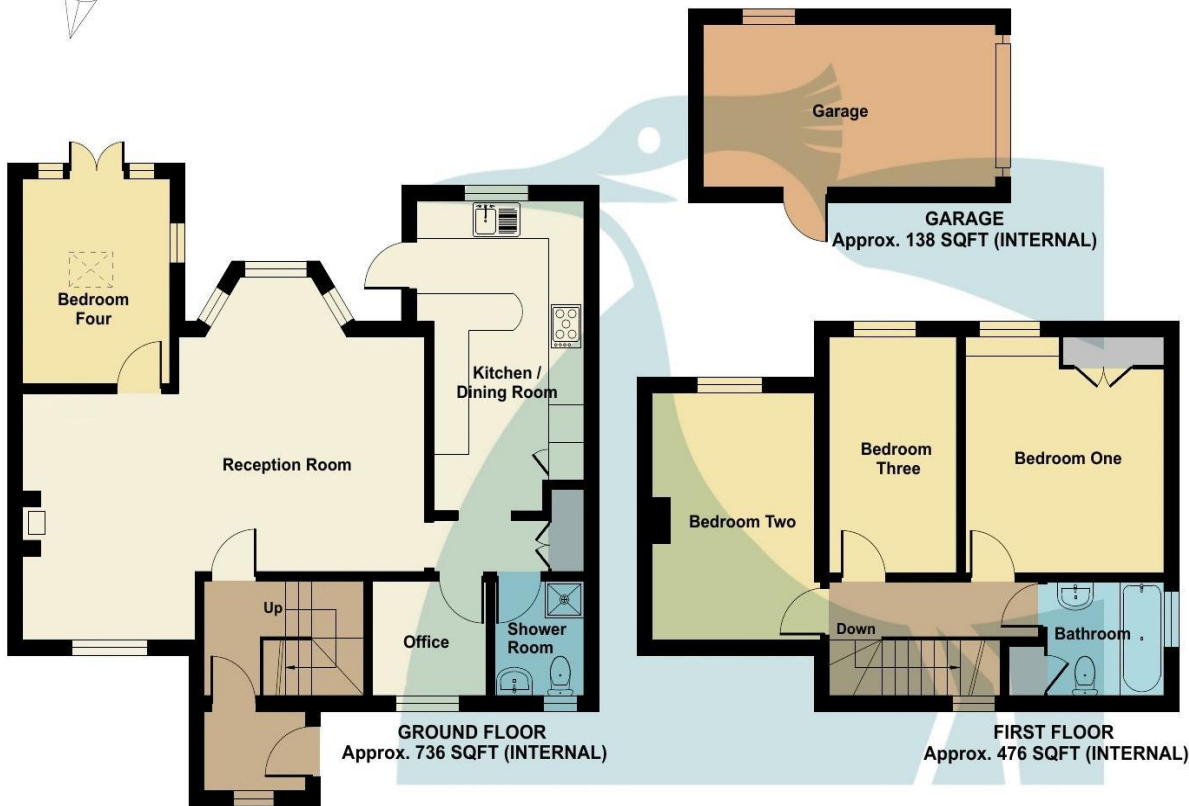


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Total Approximate Area = 1212 sq ft / 112.5 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1350 sq ft / 125.3 sq m

For identification only - Not to scale



- Reception Room**
22'4 x 15'6 into bay (6.80 x 4.73)
- Kitchen**
16'3 x 9'3 (4.95 x 2.83)
- Office**
6'4 x 6' (1.92 x 1.82)
- Garage**
16'2 x 8'6 (4.94 x 2.60)
- Bedroom One**
12'4 x 12' (3.77 x 3.66)
- Bedroom Two**
13' x 9' (3.95 x 2.74)
- Bedroom Three**
12'4 x 7' (3.77 x 2.15)
- Bedroom Four**
10'9 x 8'2 (3.28 x 2.49)

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: D

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1108714



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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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