



Cobo Cottage St. Hildas Road Hythe Kent CT21 6HF
Guide Price £675,000

colebrooksturrock.com





Cobo Cottage

St. Hildas Road Hythe

Very well presented three bedroom bungalow, situated in a quiet cul-de-sac just moments from the seafront.

Situation

Located in a quiet cul-de-sac on level ground just moments from the unspoilt seafront and a short level walk from Hythe's busy high street, with its range of interesting shops, boutiques, cafes, restaurants, and several supermarkets. There are also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as water sports facilities

High Speed rail links to London St Pancras are available in under an hour via nearby Sandling and Folkestone West train stations.

The M20 motorway provides links to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

The Property

Situated in a desirable location close to the seafront, this attractively presented property offers well proportioned, light and airy accommodation.

The entrance hall with oak flooring leads through to an open plan living/dining room with European oak flooring, wood burning stove and bay window with plantation style shutters. This room opens out onto a well fitted modern kitchen in a Shaker style having integrated Neff double oven, fridge/freezer and a range of fitted storage cupboards.

There are three bedrooms, one with en-suite cloakroom/w.c. together with a family bathroom having a slipper ended bath with hand held shower attachment and a separate walk-in shower with rainhead shower attachment and attractive wall tiling to compliment the bathroom design.

The property also has some rooms laid to oak flooring or exposed original timber floorboards with plantation shutters to some windows.

Outside

The property sits behind a low brick wall with a pretty front garden laid to lawn with borders planted with a variety of shrubs and plants.

There is a driveway with parking for one vehicle.

The side garden is enclosed by brick walls and timber panelling and laid to lawn with borders that include a number of climbing plants.

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: D

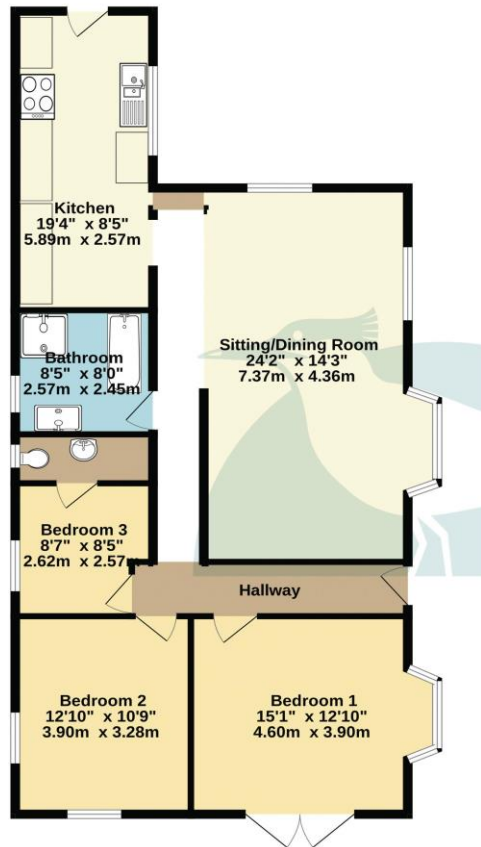
Agents Note

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.



To view this property call Colebrook Sturrock on **01303 260666**

Ground floor
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 1068sq.ft. (99.2 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The Green, Saltwood, Hythe, Kent, CT21 4PS
t: 01303 260666
saltwood@colebrooksturrock.com



colebrooksturrock.com



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.

C2048 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Sandwich • Walmer