



1 Hermitage Close Hythe Kent CT21 6HZ
Guide £625,000

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1 Hermitage Close

Hythe CT21 6HZ

A refurbished detached family home offering spacious and presentable accommodation close to the town centre with delightful gardens and garage.

Situation

Number 1 boasts an exceptional location, offering easy access to the sea, town centre, and the picturesque Royal Military Canal. This historic waterway winds through Hythe, providing a charming and tranquil setting.

A short walk away lies the vibrant market town of Hythe, with its bustling High Street lined with independent shops, boutiques, charming cafes and inviting restaurants. Four supermarkets, including Waitrose and Sainsbury's, ensure residents have ample choices for their everyday needs. Hythe and its surroundings offer a wealth of sports and leisure activities. Residents can enjoy sailing, tennis, squash, cricket and bowls clubs. The Hotel Imperial Leisure Centre, along with two golf courses, invites residents to indulge in fitness and relaxation. Nature enthusiasts will delight in the abundance of footpaths, bridleways and Brockhill Country Park, offering scenic routes for horse riding, dog walking and organised outdoor activities.

Hythe has excellent commuting links, with the M20 motorway (Junction 11) and Sandling mainline railway station providing access to the High Speed service to London. Additionally, the Channel Tunnel Terminal offers easy access to the Continent and beyond.

The Property

Hermitage Close is a charming, small cul-de-sac featuring similarly styled houses built circa 1970's, with Number 1 occupying a desirable corner plot.

The current owners have extensively updated and modernized the property, opening up the living

space and installing a new kitchen and bathrooms, along with refurbishments throughout.

Upon entering, a welcoming hallway with a convenient ground floor cloakroom/WC leads to a spacious living room that spans the full depth of the house. This room boasts a triple aspect and patio doors opening to the garden. The kitchen, located at the rear, features integrated units and provides access to the utility room and an internal doorway to the garage.

Upstairs a wide landing leads to the principal bedroom which includes fitted wardrobes and an en-suite bathroom with a matching white suite. The remaining three bedrooms are served by a family bathroom featuring a large walk-in shower.

Outside

The house is set back with an open-plan lawn and a driveway leading to an integral garage, which benefits from power and lighting.

A side gate opens to a pathway and rear paved patio area. The garden extends to the side, enclosed by a high brick wall and panel fencing, providing privacy. It features a well maintained lawn and a selection of boundary plantings. Additionally, a useful garden shed is situated at the rear.

Services

All main services are understood to be connected.



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



Total Approximate Area = 1511 sq ft / 140.3 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1677 sq ft / 155.7 sq m

For identification only - Not to scale

Local Authority

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

Tenure

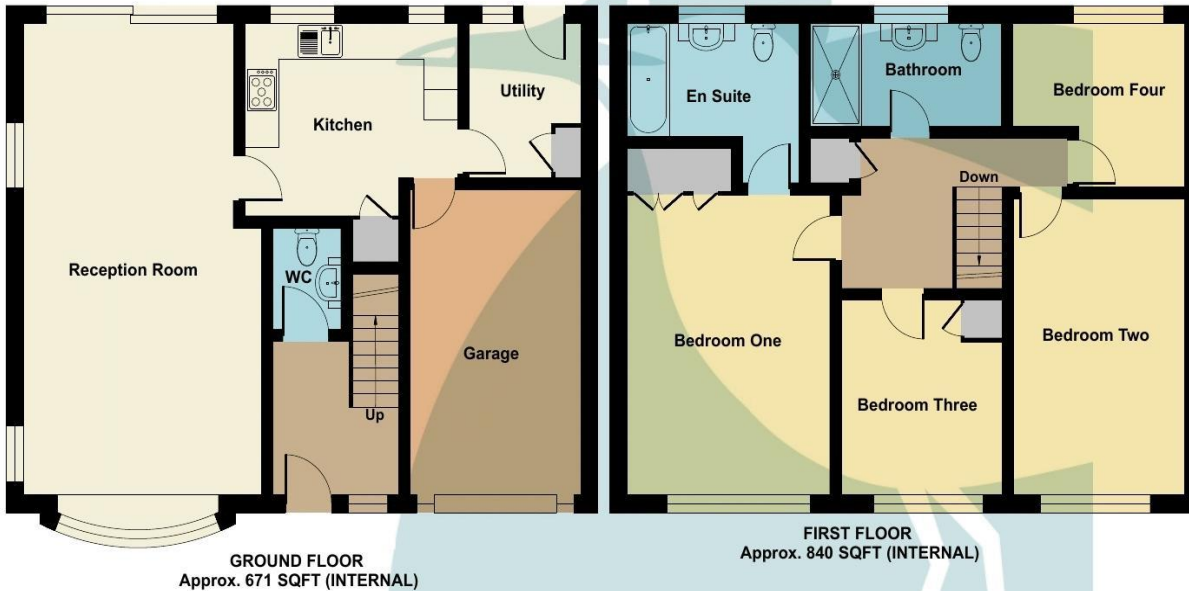
Freehold

Current Council Tax Band: F

EPC Rating: C

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.



- Reception Room**
27'10 x 13'11 (8.49 x 4.23)
- Kitchen**
12'5 x 10'11 (3.78 x 3.33)
- Garage**
16'9 x 9'11 (5.11 x 3.03)
- Utility**
8'11 x 6'8 (2.72 x 2.02)
- Bedroom One**
16'10 x 11'10 (5.13 x 3.60)
- Bedroom Two**
16'10 x 9'11 (5.14 x 3.02)
- Bedroom Three**
10'8 x 9'4 (3.26 x 2.85)
- Bedroom Four**
9'11 x 9'2 (3.02 x 2.79)
- Bathroom**
11'1 x 6' (3.39 x 1.82)
- En Suite**
10' x 9'1 (3.05 x 2.77)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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: 1153717



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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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