



24 Frampton Road Hythe Kent CT21 6JP
Offers in excess of £300,000

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24 Frampton Road

Hythe CT21 6JP

Victorian two bedroom bay fronted terrace house requiring some modernisation and updating.

Chain Free.

Situation

Situated in a highly sought-after, well-established area, this property is conveniently located on level ground close to the town centre and its bustling high street, which features a variety of shops, boutiques, cafés, restaurants, and supermarkets, including Waitrose. The Royal Military Canal is also nearby, offering scenic walks and the chance to enjoy nature.

High-speed rail links to London St. Pancras are available in under an hour from the nearby Sandling and Folkestone West train stations. The M20 motorway provides easy access to the rest of Kent, while the Eurotunnel in Cheriton offers direct connections to France and the Continent.

The Property

The property is accessed via a small enclosed front garden to the front entrance leading into an entrance hall with stairs ascending to the first floor landing.

The home features two reception rooms, both with period style fireplaces. The rear kitchen is equipped with modern white gloss cabinets and drawers, roll-edge worktops, a stainless steel sink, and an integrated gas hob with an oven beneath. A small adjoining room provides additional storage, and the garden can be accessed directly from the kitchen.

The first-floor landing offers loft access and includes a built-in storage cupboard. There are two bedrooms, each with charming fireplaces, and a family bathroom with a white suite that includes a panelled bath with a shower attachment and folding screen, a pedestal wash basin, and a low-level WC.

The property benefits from gas central heating and double glazing but would also benefit from some updating, redecoration, and new flooring.

Outside

There is a small enclosed front garden whilst at the rear the garden is level with a lawned area, concrete path to the rear boundary with rear pedestrian access and potential to landscape to suit individual requirements.

Services

We understand all main services are installed.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: D

Agents Note

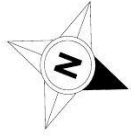
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 874 sq ft / 81.1 sq m

For identification only - Not to scale



Reception Room
14'7 x 10'9 (4.44 x 3.27)

Dining Room
12'1 x 8'9 (3.69 x 2.67)

Kitchen
8'2 x 7'9 (2.49 x 2.36)

Bedroom One
14'1 x 12'1 (4.29 x 3.69)

Bedroom Two
12' x 8'10 (3.67 x 2.69)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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: 1166306

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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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