



5 Park Road Hythe Kent CT21 6EU
Guide £385,000

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5 Park Road

Hythe Kent CT21 6EU

Charming bay fronted terrace with stylish interior, ideally located near the sea and town amenities.

Situation

Park Road enjoys an exceptional location that offers proximity to the sea, the town centre and the picturesque Royal Military canal.

The historic waterway that spans through Hythe offers a charming and tranquil setting and beyond this the town centre has a variety of independent schools, cafes, restaurants and well known supermarkets. Park Road and its surrounds lie on the flat in a respected area ideally located to benefit from the seafront and all its associated activities.

The Property

A traditional inner terraced cottage enjoying a desirable refurbished interior whilst thoughtfully retaining the charm and character of this property.

The comfortable sitting room lies to the front with bay window and feature fireplace making a charming focal point.

A central stairwell divides to a matching dining area with under stairs cupboard and a cleverly designed work from home station which is open plan to an attractive well fitted kitchen with integrated cooking appliances, access to the garden and opening to a utility space and useful ground floor cloakroom.

To the first floor are three double bedrooms, serviced by a smart modern bathroom recently refurbished.

Further benefits include gas central heating, modern double glazed sash windows and an overhaul of the roof.

Outside

The easy to maintain rear garden is paved and enclosed with panel fencing, climbing plants to side border and incorporates a useful garden shed to the rear.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

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.



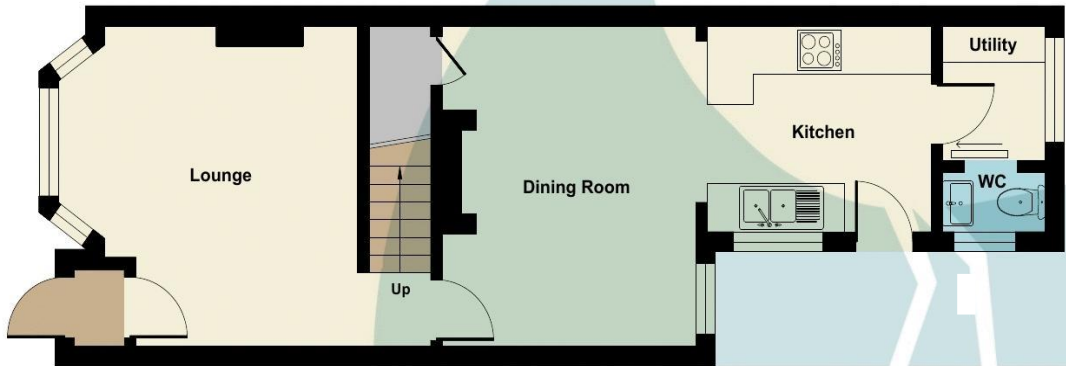
To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 979 sq ft / 90.9 sq m (includes outbuilding)

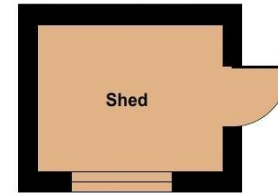
For identification only - Not to scale



FIRST FLOOR
Approx. 457 SQFT (INTERNAL)



GROUND FLOOR
Approx. 474 SQFT (INTERNAL)



OUTBUILDING
Approx. 48 SQFT (INTERNAL)

- Lounge**
13' x 12'11" (3.97 x 3.93)
- Dining Room**
13' x 10'11" (3.95 x 3.33)
- Kitchen**
9'8" x 8'4" (2.94 x 2.55)
- Utility**
5'6" x 4'5" (1.67 x 1.34)
- Bedroom One**
13' x 10'11" (3.97 x 3.33)
- Bedroom Two**
10'11" x 10' (3.32 x 3.04)
- Bedroom Three**
11'5" x 8'5" (3.47 x 2.57)
- Shed**
8' x 6' (2.43 x 1.83)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1208709

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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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