



2 Corunna Close Hythe Kent CT21 5EA
Guide £325,000

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2 Corunna Close

Hythe Kent CT21 5EA

A modernised split level two bedroom bungalow on a large corner plot centrally located for Hythe town centre.

Situation

The property enjoys a central location on a lower hillside, within walking distance of the town centre, bus stops, Sainsbury's, and the scenic Royal Military Canal. This historic waterway offers a peaceful setting, with the town beyond providing independent shops, cafés, restaurants, and major supermarkets.

High Speed rail links to London St Pancras are available in under an hour from nearby Sandling and Folkestone West stations. The M20 offers access across Kent, while Eurotunnel in Cheriton provides easy links to France and the Continent.

The Property

A beautifully presented split level semi-detached bungalow, extensively improved by the current owners and set on a large corner plot with off-road parking, a south facing rear garden with sea views, and a nearby garage en-bloc.

Planning permission (25/0455/FH) has been resubmitted for a side extension to add a third bedroom, en-suite to bedroom one, and a relocated kitchen, offering further potential.

The property is approached via a wide paved drive and path leading to a front porch. Engineered oak flooring runs throughout. There are two double bedrooms on this level, with a short flight of stairs to an inner hall with built-in airing cupboard and a shower room/W.C. The bright open plan living/dining area connects to a modern fitted kitchen with integrated appliances and sliding patio doors opening to the rear garden.

Outside

The front garden features a central path leading to the property, flanked by a mainly lawned area and gated side access.

The rear garden enjoys a southerly aspect with sea views from a paved terrace. A path leads to a lower lawned area bordered by flowers. The garden is fully fenced and includes external power points and a water tap.

Services

We understand all main services are included.

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: C

Agents Note

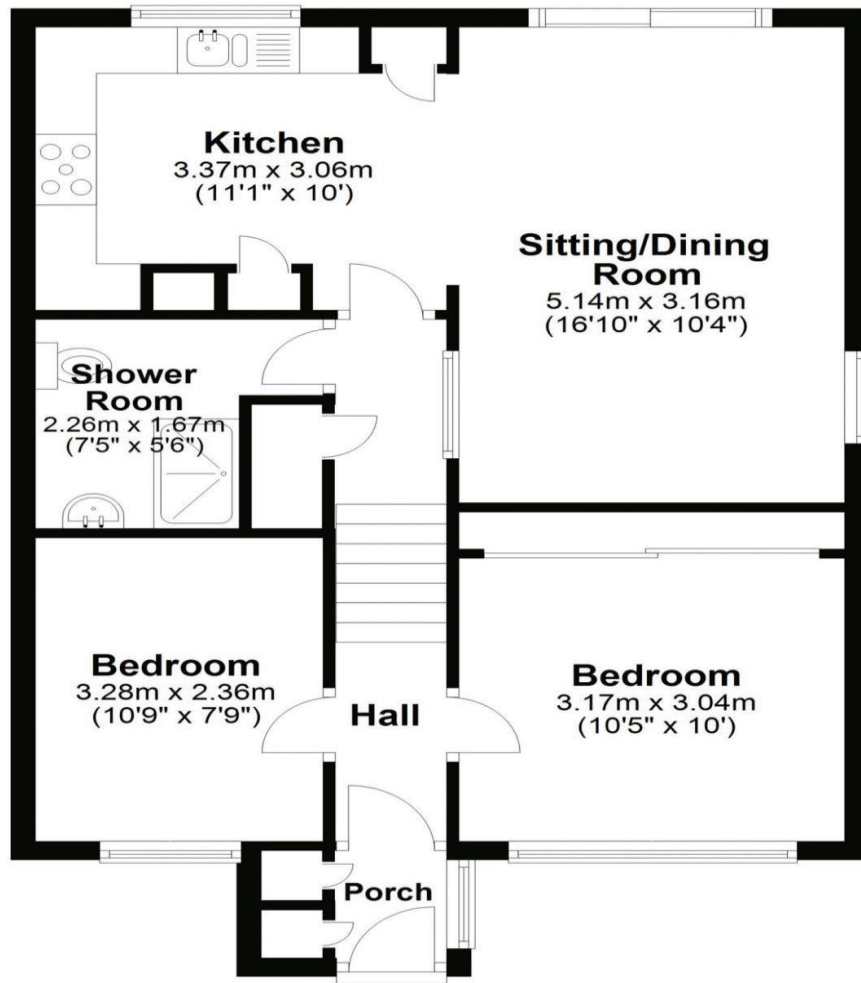
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground Floor

Approx. 58.6 sq. metres (631.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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