



49 High Street, Hythe, Kent CT21 5AD



7 TWISS ROAD HYTHE

£250,000 Freehold
NO ONWARD CHAIN

Being sold with the benefit of no onward chain, this well-situated end of terrace period property would now benefit from updating but has the potential to provide a very comfortable home. Comprising a sitting room open plan to the dining room, kitchen, two bedrooms and a bathroom. Rear garden. EPC F



**7 Twiss Road
Hythe
Kent
CT21 5NY**

**Entrance Vestibule, Entrance Hall, Sitting Room Open Plan to Dining Room,
Kitchen, Two Bedrooms, Bathroom,
Rear Garden**

DESCRIPTION

Ideally situated in a sought-after location just minutes from the town centre, this attractive end-of-terrace period property forms part of a row of similarly appealing homes. Requiring extensive refurbishment and modernisation, the property has been competitively priced to reflect the work required. Offering excellent potential, it presents an ideal opportunity for buyers to create a comfortable and characterful home tailored to their own tastes.

The accommodation comprises an entrance vestibule, entrance hall, a sitting room opening into the dining room, and a kitchen. On the first floor are two bedrooms and a bathroom.

To the rear, the property benefits from an enclosed garden with a timber shed, while on-street parking is available to the front.

SITUATION

Twiss Road is a sought after and convenient central location on level ground, moments from the seafront and the bustling High Street with range of independent shops, boutiques, cafes and restaurants. The town is also well served by four supermarkets (including Waitrose, Aldi and Sainsburys). There are a selection of sports and leisure facilities in the vicinity, including tennis, bowls, cricket, squash and golf clubs, water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles distant.

The area is convenient for commuting to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Sandling just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West, 5 miles). (All distances are approximate.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled and glazed door, door to:

ENTRANCE HALL

Storage heater, staircase to 1st floor, door to:

DINING ROOM

Access to understairs storage cupboard, double glazed window to rear, storage heater, open plan to:

SITTING ROOM

Mock stone fireplace surround with double glazed windows to front.

KITCHEN

Base cupboards with stainless steel sink and drainer with mixer tap, double glazed window to rear and side, double glazed door to garden.

FIRST FLOOR LANDING

Fitted wardrobe cupboard, doors to:

BEDROOM

Painted fireplace surround with fitted cupboard to side, double glazed window to front.

BEDROOM

Fireplace surround with fitted cupboard to side, double glazed window to rear.

BATHROOM

Panelled bath with handheld shower, low level WC, pedestal wash basin, fitted cupboard housing factory lagged hot water cylinder, access to loft space, double glazed window overlooking the garden.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing with a paved terrace leading to the remainder of the garden which is planted with various shrubs. Timber framed shed.

FRONT

The garden to the front is set behind a low wall and path gives access to the front door.

EPC Rating F

COUNCIL TAX

Band C approx. £2228.22 (2024/25)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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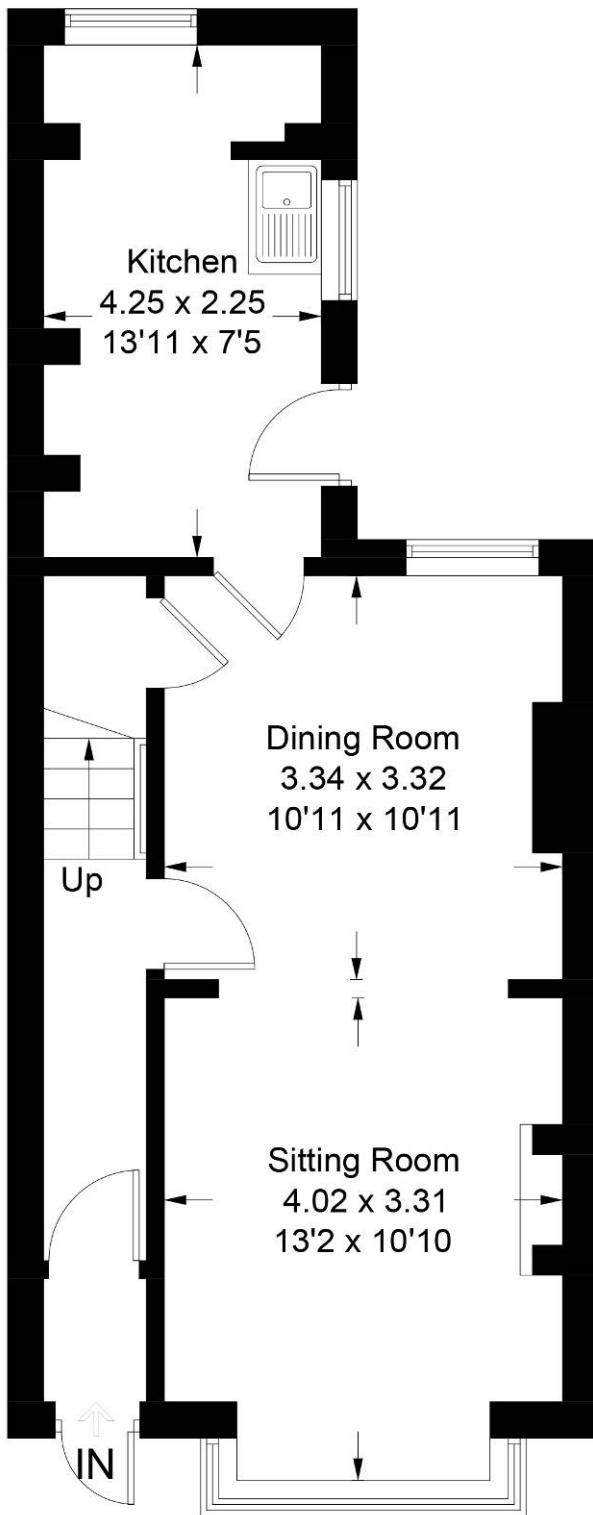




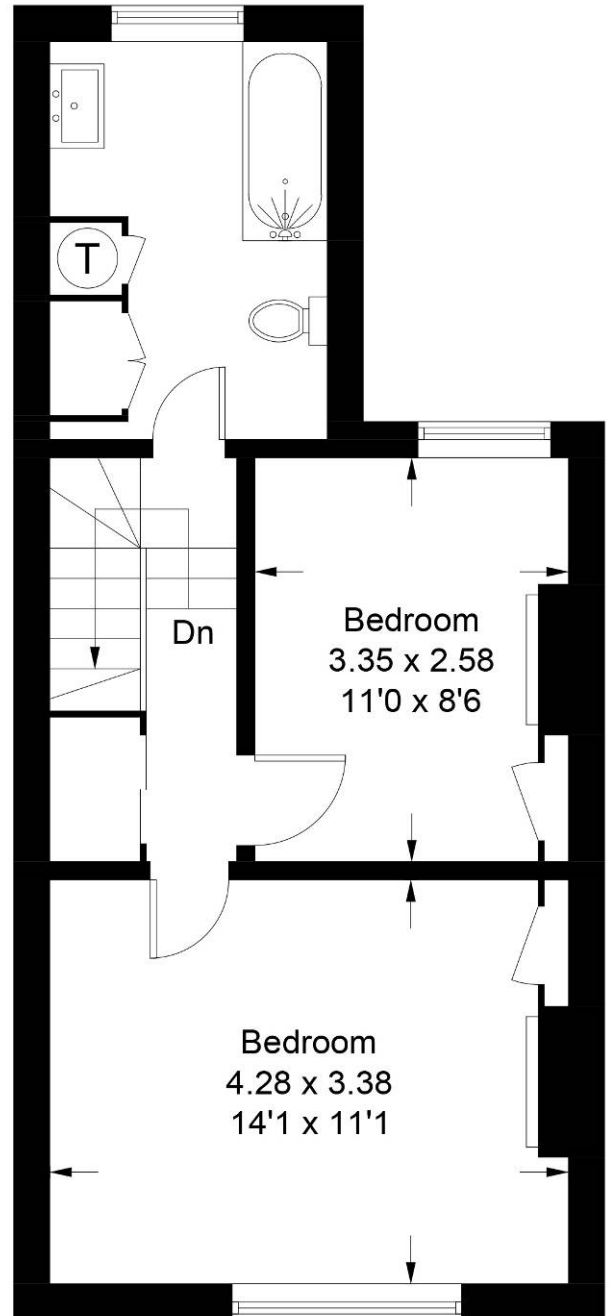


Twiss Road, Hythe, CT21

Approximate Gross Internal Area = 78.6 sq m / 846 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1319957)