



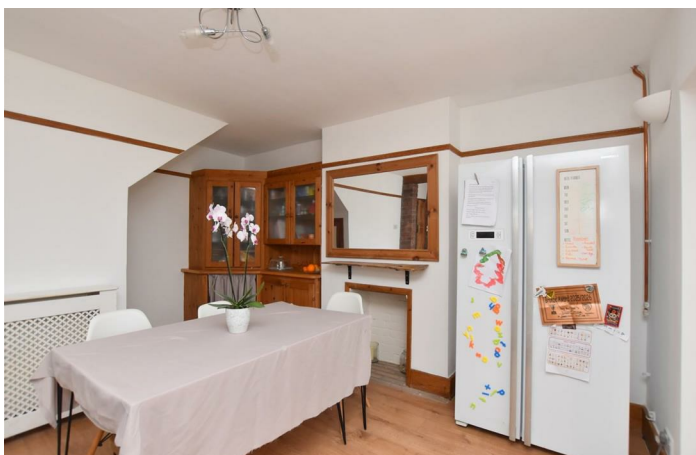
Palmbeach Avenue

Hythe CT21 6NH

- 1930s Semi-Detached Residence
- Living Room With Bay Window
 - Large Conservatory
 - Three Bedrooms
 - Large Rear Garden
- Generous Accommodation
 - Spacious Kitchen/Diner
 - Downstairs WC & Utility Room
 - Family Bathroom & En Suite Shower
 - Ample Off-Road Parking & Charging Point

Asking Price £395,000 Freehold





Mapps Estates are delighted to bring to the market this impressive three bedroom 1930s semi-detached family home located on the western outskirts of Hythe. The generous accommodation comprises a reception hall, a living room with a bay window, a spacious kitchen/diner, a large conservatory, a cloakroom and a separate utility room to the ground floor, while upstairs you will find the master bedroom with an en suite shower room, two further bedrooms and a family bathroom. The property also boasts a large rear garden and patio, as well as a generous brick block driveway providing ample off-road parking space with room for a caravan or motorhome if required, along with an electric car charging point. An early viewing of this desirable family home comes highly recommended.

Located to the western side of Hythe in a popular residential area and close to the Royal Military Canal, ideal for pleasant walks and a cycle path running all the way into Hythe. Regular bus services run along the main A259 also giving access to the town centre. Here, you will find a good selection of independent shops and supermarkets including Aldi, Waitrose, Sainsbury's and Iceland. Doctors' surgeries, dentists and library are just off the town centre, with the unspoilt seafront promenade within easy reach by car. Primary schooling is available in nearby Palmars, with secondary schooling being available in nearby Saltwood. Grammar schools for both girls and boys are also available in the nearby town of Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car and with the High-speed rail services available from Folkestone West Station, London St. Pancras is approximately fifty minutes away.

Ground Floor:

Side Entrance

With outdoor wall light, wood effect UPVC front door with inset frosted double glazed panels and window to side, opening to reception hall.

Reception Hall 9'1 (max) x 7'11

With wood effect laminate flooring, stairs to first floor, picture rail, heating thermostat, radiator.

Cloakroom

With UPVC frosted double glazed window, WC with concealed cistern, wall-hung wash hand basin with mixer tap and recessed splashback over, feature recessed shelves, part wood panelled walls, motion sensor-activated light, heated towel rail.

Utility Room 7'8 x 5'5

With front aspect UPVC double glazed window, fitted worktops with mixer tap and tiled splashback, raised space and plumbing for washing machine and tumble dryer, wall-mounted chrome effect heated towel rail, fitted shelving, extractor fan, tiled floor.

Living Room 14'9 (max into bay) x 11'8

With front aspect bay window with UPVC double glazed windows and fitted window seat, fireplace recess with brick hearth, fitted store cupboards to both sides, fitted shelf, picture rail, exposed wooden floorboards, radiator.

Kitchen/Diner 19'8 x 15' (max)

Comprising a fitted kitchen with a range of matching store cupboards, display cabinets and drawers, solid wood work surfaces with tiled splashbacks, matching breakfast bar, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring gas hob with extractor over and electric oven and grill under, space and plumbing for dishwasher, rear and side aspect UPVC double glazed windows, recessed downlighters, cupboard housing consumer unit (installed 2024), larder cupboard with fitted shelves and wall-mounted Vaillant gas-fired boiler, wood effect laminate flooring, opening through to dining room with a feature bespoke dresser unit to one corner, space for American style fridge/freezer, understairs store cupboard, picture rail, feature recessed fireplace with brick hearth, wood effect laminate flooring, radiator, UPVC double glazed window and sliding door opening to conservatory.



Conservatory 12'3 x 10'2

With UPVC double glazed windows and French doors to side opening to patio and rear garden, pitched polycarbonate roof, wood effect laminate flooring, vertical radiator with integral mirror.

First Floor:

Landing

With loft hatch and fitted loft ladder (please note, the loft has been boarded, has power and light, and a modern pressurised hot water cylinder), picture rail, radiator.

Bedroom 13'3 x 11'7

With front aspect UPVC double glazed window, exposed wooden floorboards, recessed spotlights, radiator, door to en suite shower room.

En Suite Shower Room 7'11 x 5'8

With two UPVC frosted double glazed windows,

large fully tiled shower cubicle with rainfall shower and hand-held shower attachment, wash hand basin with mixer tap over set into shelf with store cabinet and drawers under, tiled splashback, WC, extractor fan, chrome effect heated towel rail, tile effect flooring.

Bedroom 10'11 x 8'1

With rear aspect UPVC double glazed window looking onto garden and enjoying a view of 'The Roughs', loft hatch, picture rail, wood effect laminate flooring, radiator.

Bedroom 10'11 x 8'5 (max)

With side aspect UPVC double glazed window, recessed double wardrobe with sliding doors, wood effect laminate flooring, picture rail, radiator.

Family Bathroom 8' x 5'6

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and tiled walls over, wash

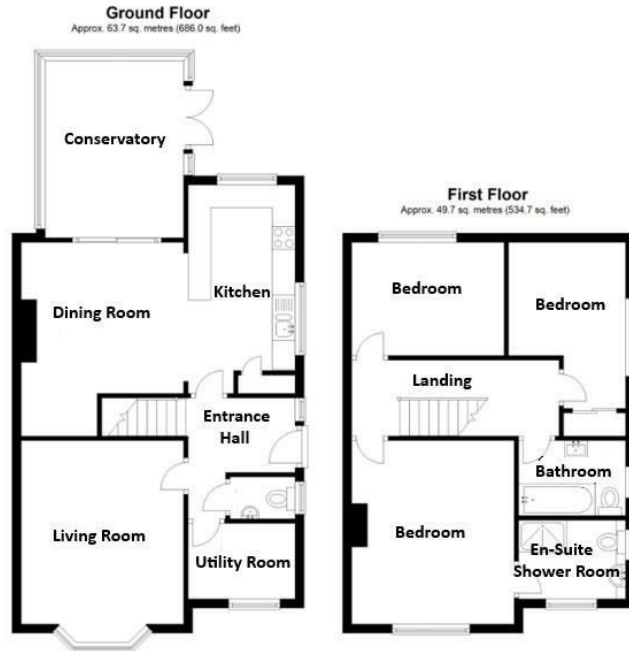


hand basin with mixer tap and tiled splashback over and store cabinet under, WC, extractor fan, heated towel rail, tile effect flooring.

Outside:

To the front and side of the property is a large brick block driveway providing ample off-road parking space with room for a caravan or motorhome if required; there is also an electric car charging point. A side gate opens to the rear garden. This enjoys a large paved patio area with an outdoor power point and tap, raised decking and a small fish pond. To one side is a barbeque with a brick built oven and worktop, and a seating area with wooden benches and a pergola over. The garden is mostly laid to lawn with shrub borders; there is a garden shed with power and light, a lean-to store, and a paved pathway leading to a rear area laid to pea shingle with a greenhouse and rabbit hutch.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.