



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**West Hythe Road,  
Hythe, Kent, CT21**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- No onward chain
- Kitchen with space for a breakfast table
- Separate utility room
- Bright and airy Lounge
- Both bedrooms are doubles
- Potential to convert loft or extend to the rear subject to permissions

## Accommodation

### GROUND FLOOR

#### Entrance

Lounge: 15'11 x 11'6 (4.85m x 3.51m)

Kitchen: 10'10 x 9'5 (3.30m x 2.87m)

Utility Room: 7'3 x 6'1 (2.21m x 1.86m)

Bedroom 1: 11'5 x 9'8 (3.48m x 2.95m)

Bedroom 2: 10'1 x 9'10 (3.08m x 3.00m)

Shower Room: 7'11 x 5'4 (2.41m x 1.63m)

### OUTSIDE

#### Off Road Parking

Garage: 16'3 x 8'6 (4.96m x 2.59m)

Store: 8'7 x 6'9 (2.62m x 2.06m)

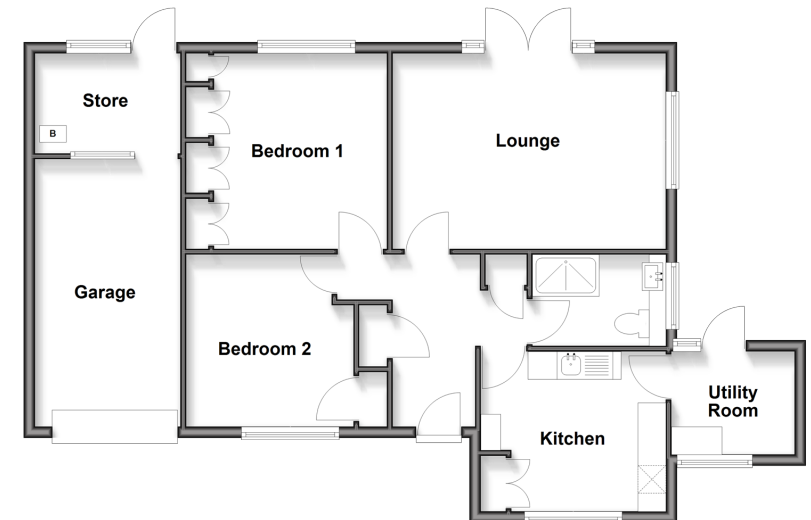
#### Rear Garden

Shed: 8'2 x 8'2 (2.49m x 2.49m)

**Call Hythe - 01303 267473 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 85.1 sq. metres (915.9 sq. feet)



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