



OVER 60?

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

Price

£750,000

Freehold

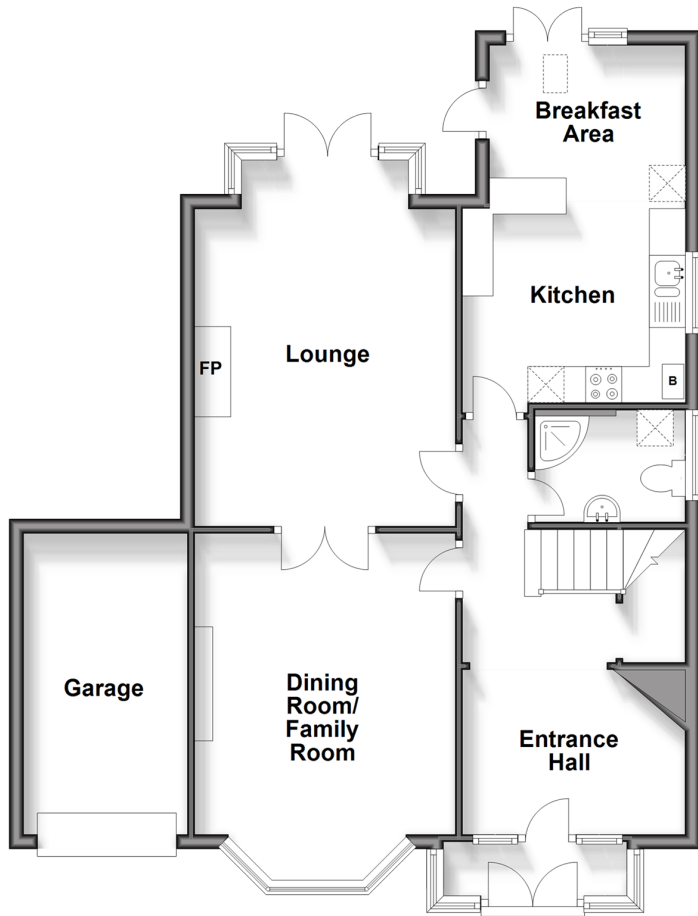
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**Earlsfield Road, Hythe,
Kent, CT21**

Wards
Helping you move forwards

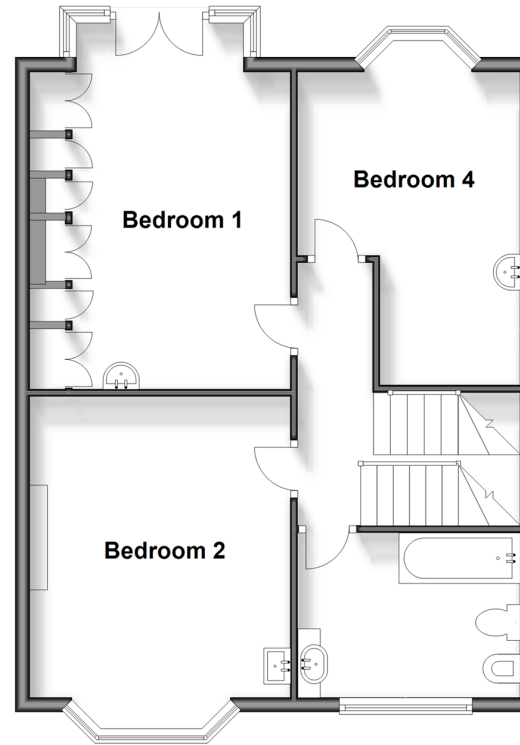
Ground Floor

Approx. 79.7 sq. metres (857.4 sq. feet)



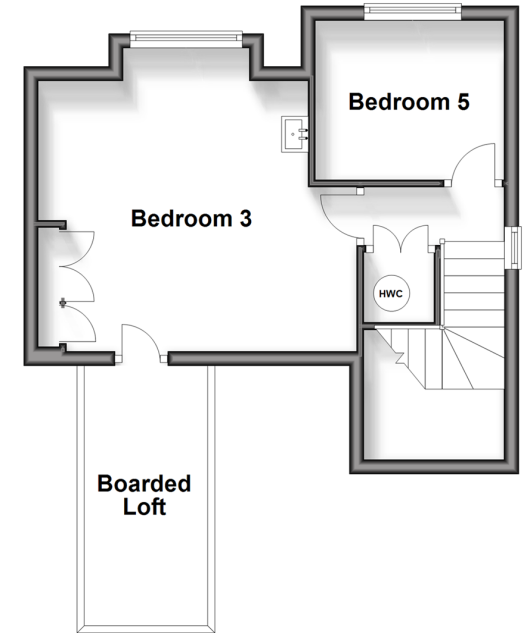
First Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



Second Floor

Approx. 30.1 sq. metres (324.3 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hall: 13'8 (4.17m) narrowing to 7'3 (2.21m) x 9'10 (3.00m)

Dining Room/Family Room: 15'6 into bay (4.73m) x 11'9 (3.58m) narrowing to 11'0 (3.36m)

Utility/Shower Room: 6'4 x 5'0 (1.93m x 1.53m)

Lounge: 16'4 (4.98m) x 11'8 (3.56m) narrowing to 10'10 (3.30m)

Kitchen & Breakfast Area: 16'2 (4.93m) x 9'8 (2.95m) narrowing to 8'6 (2.59m)

FIRST FLOOR

Landing

Bedroom 1: 17'1 into bay x 9'7 up to fitted wardrobes (5.21m x 2.92m)

Juliet Balcony

Bedroom 2: 15'7 into bay (4.75m) x 11'8 (3.56m) narrowing to 10'10 (3.30m)

Bedroom 4: 14'5 into bay (4.40m) x 9'9 (2.97m) narrowing to 6'5 (1.96m)

Bathroom : 9'9 x 7'3 (2.97m x 2.21m)

SECOND FLOOR

Landing

Bedroom 3: 13'7 x 12'2 (4.14m x 3.71m)

Boared Loft

Bedroom 5: 8'6 x 7'1 maximum (2.59m x 2.16m)

OUTSIDE

Garage & Driveway

Front & Rear Gardens



Main features

- Family home with direct access to the canal tow path and short walk from the town centre, Waitrose and the beach
- Large dining room/family room, lounge and kitchen/breakfast area. Total Sq. feet is 1836
- Many original features, large boarded loft area for storage
- Located on one of the best roads in Hythe
- Secluded sunny aspect garden



Nearest Schools

Primary Schools: Seabrook C of E Primary 1.1 miles, Hythe Bay CofE Primary 1.2 miles

Secondary Schools: Brockhill Park Performing Arts College 1.7 miles, Folkestone School for Girls 2.9 miles



Transport Information

Train Stations: Sandling 2.1 miles, Folkestone West 3.5 miles, Westenhanger 4.0 miles, Folkestone Central 4.0 miles



Address

Earlsfield Road, Hythe, Kent, CT21



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Hythe Branch 01303 267473 ■ wardsofkent.co.uk



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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