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49 High Street, Hythe, Kent CT21 5AD



9 ROMNEY WAY HYTHE

**£225,000 Freehold
NO CHAIN**

This surprisingly spacious semi-detached chalet house is well situated in a popular location around 1.5 miles to the west of Hythe. The property requires general updating but offers the scope to create a very comfortable home. The bright and airy accommodation includes a large sitting/dining room, kitchen, ground floor bathroom and 2 double bedrooms. There is ample parking on the driveway to the front of the house and a detached single garage. To the rear there is a delightfully secluded and manageable garden.



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

9 Romney Way Hythe CT21 6PL

**Entrance Hall, Sitting Room, Kitchen, Bathroom
2 first floor Bedrooms
Front & Rear Gardens, Detached Garage, Parking**

SITUATION

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot "The Roughs" with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

DESCRIPTION

This well situated semi detached chalet house requires general updating but presents an exciting opportunity for intending purchasers to acquire a property which they can tailor to suit their own tastes and requirements. There is also scope to extend the property should additional space be required (subject to all necessary consents and approvals being obtained).

The well proportioned accommodation comprises an entrance hall, large and bright sitting room, kitchen and ground floor bathroom. The first floor provides two comparable double bedrooms, others in the immediate vicinity have completed dormer extensions to provide a "Jack and Jill" en-suite bathroom. This may also be a possibility here.

To the front of the house the driveway provides parking for a number of vehicles and access to the detached single garage. At the rear there is a secluded garden.

The accommodation comprises:

ENTRANCE HALL

Entered via a obscure double glazed door with obscure double glazed window to side, staircase to first floor, access to coats/storage cupboard, radiator, doors to:

SITTING ROOM

Fireplace recess with polished timber surround above a paved hearth, deep bay with double glazed windows to front, coved ceiling, radiator.



KITCHEN

Range of base cupboard and drawer units with roll top work surfaces inset with 4-burner gas hob and sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards with filter hood above the hob, integrated 'eye-level' oven, access to understairs storage cupboard, access to deep recessed storage cupboard housing factory lagged hot water cylinder and plumbing for washing machine, wall mounted Baxi gas fired boiler, double glazed window to rear overlooking the garden, obscure double glazed door opening to rear garden, radiator.

BATHROOM

Panelled bath within tiled surround, close coupled wc, pedestal wash basin, obscure double glazed window to rear, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to:

BEDROOM 1

Double glazed window to front, radiator.

BEDROOM 2

Access to eaves storage area, double glazed window to rear enjoying views over The Roughs, radiator.

OUTSIDE

Front garden

The garden to the front of the property is laid mainly to lawn and is set behind a bank of mature shrubs. There is a driveway providing off road parking for a number of vehicles and access to the detached garage.

GARAGE

Of block work construction with up and over door to front, window to rear and personal door to side, power and light.

Rear garden

The garden to the rear of the property is laid predominately to lawn with various shrubs and specimen trees including

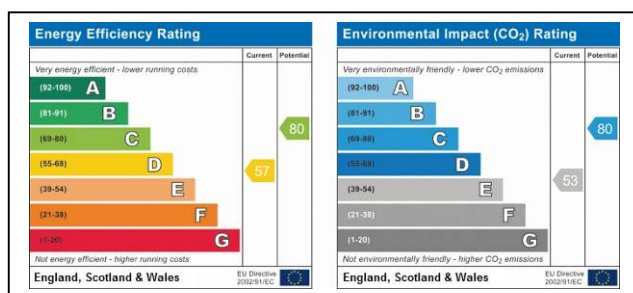
pittosporum, flowering cherry and buddleia amongst others. Within the garden is a small patio area before an aluminium framed greenhouse. Outside tap, outside light, side gate giving access to the front garden.

COUNCIL TAX

Band C – approx £1,515 (2017/18) Shepway District Council.

VIEWING

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



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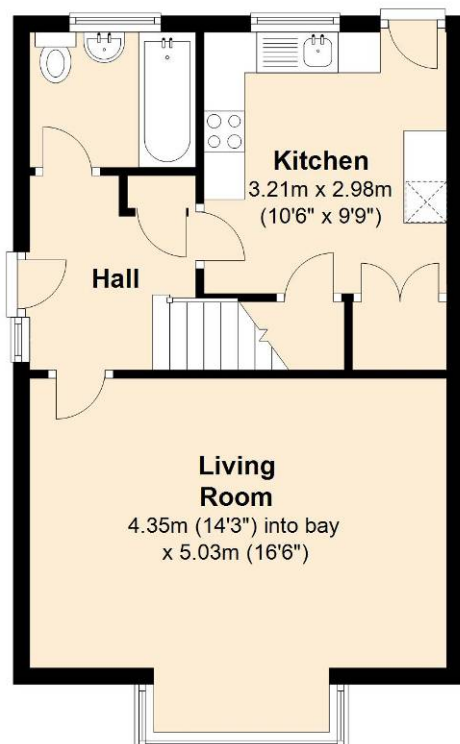






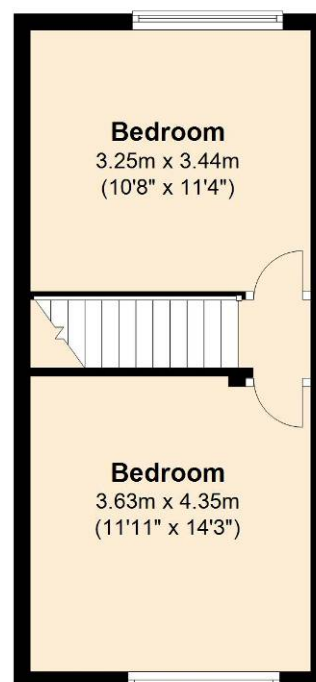
Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



Total area: approx. 67.7 sq. metres (729.2 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.