



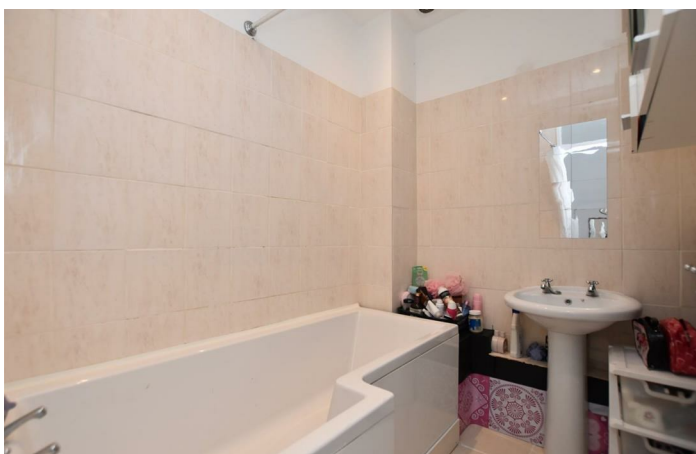
Sir John Moore Avenue

Hythe CT21 5DE

- Mid Terrace Residence
- Two Double Bedrooms
- Spacious Kitchen/Diner
- Terraced Rear Garden
- Views Across Hythe To The Sea
- Split Level Layout
- Large Living Room
- Family Bathroom & WC
- Close To Local Amenities
- No Onward Chain

Asking Price £297,000 Freehold





Mapps Estates are pleased to bring to the market this well presented mid terrace residence set in an elevated central Hythe position affording far-reaching views across the town to the English Channel beyond and enjoying convenient access to local shops and amenities. The split level accommodation comprises a front entrance porch, a large living room, a spacious kitchen/diner opening to the rear terraced garden, two double bedrooms, a family bathroom and separate WC. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located conveniently within walking distance of Sainsbury's and Hythe high street, with an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library within easy reach. The town also has Aldi and Waitrose stores. The delightful Royal Military Canal, beach and seafront promenade are also within a short walking distance. Primary schooling is within walking distance, and secondary schooling is available in Saltwood; both boys' and girls' grammar schools are available in nearby Folkestone. Sandling main line railway station, the M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately fifteen minutes away by car and offering regular fast services to London, St. Pancras in just over fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Ground Floor:

Front Entrance Porch 6'10 x 5'11

With UPVC front door with inset frosted double glazed panel, wood effect laminate flooring, cupboard housing gas meter, steps up to glazed panel door opening to living room.

Living Room 15'3 x 12'9

With front aspect UPVC double glazed window enjoying a view across Hythe to the sea, feature fireplace with large store cupboard over concealed by a mirrored door, wood effect laminate flooring, large fitted store cupboards with sliding doors, understairs store cupboard, coved ceiling, two radiators, steps leading up to half landing.

Half Landing

With stairs to upper level, glazed panel door opening to kitchen/diner.

Kitchen/Diner 14'8 (max) x 12'9

Comprising a fitted kitchen with a range of cream Shaker style store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, space for fridge/freezer, space for electric cooker with extractor canopy over, space and plumbing for washing machine and dishwasher, cupboard housing wall-mounted Viessmann gas-fired combination boiler, vinyl tiled flooring, recessed downlighters, rear aspect UPVC double glazed window looking onto garden, dining area with rear aspect UPVC double glazed window and door opening to rear garden, radiator.

First Floor:

Half Landing

With stairs to top floor, doors to bedroom and bathroom, radiator.

Bedroom 12'9 x 11'

With front aspect UPVC double glazed window enjoying a panoramic view across the town to the sea, feature vaulted ceiling, fitted wardrobes and store cupboards, wood effect laminate flooring, radiator.

Bathroom 6'8 x 5'6

With shower bath with Triton electric shower over, pedestal wash hand basin, extractor fan, recessed downlighters, tiled floor, part-tiled walls, chrome effect heated towel rail.

Landing

With two built-in store cupboards, doors to bedroom and cloakroom.

Bedroom 12'9 x 9'10

With rear aspect UPVC double glazed window looking onto garden, feature vaulted ceiling, wood effect laminate flooring, radiator.

Cloakroom

With wall-hung wash hand basin with mixer tap over, WC, extractor fan, recessed downlighters, tiled floor.

Outside:

To the front of the property is a small garden laid to artificial grass; there is also a store cupboard next to the front entrance. The terraced rear garden has artificial grass and outdoor power points to the lower level, with steps up to the middle paved terrace with gravel and shrub borders. Further steps lead up to the top tier where a back gate opens to a shared passageway.

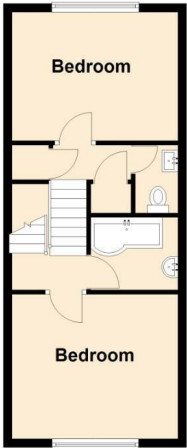




Ground Floor
Approx. 37.5 sq. metres (403.5 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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

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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.