



25 Romney Way, Hythe, Kent. CT21 6PL

Guide Price **£355,000**



- Detached Bungalow
- Two bedrooms
- Good sized corner plot
- Garage & Off street parking
- Early viewing recommended

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated to the western side of the town on the popular Pennypot development and within level walking distance of Hythe town centre with its range of independent shops together with the all-important Waitrose store, Sainsburys and Aldi which is only a five minute walk away. Primary schooling is available in nearby Palmarsh with secondary schooling being available in Saltwood with both boys and girls grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from both Folkestone West and Folkestone Central giving access to London St Pancras in just over fifty minutes. Hythe also enjoys an unspoilt seafront and the Historic Royal Military Canal which runs through the centre of the town and is also only ten minutes walk from the property.

A two bedroom detached bungalow positioned on a good sized corner plot for the development. The accommodation comprises a L-shaped living/dining room, fitted kitchen, lean-to, shower room, two bedrooms. The property has front, rear & side gardens, a garage and drive with off-street parking. An early viewing comes highly recommended.

ENTRANCE HALL

with loft hatch which is partially boarded, corner cupboard with shelving, sliding wardrobes with hanging space, cupboard with hanging rail and shelving over, cupboard housing hot water cylinder and shelving over, glazed frosted wall divide leading into

L SHAPED LIVING ROOM/DINING ROOM (20' 1" x 17' 11" Max) or (6.12m x 5.47m Max)

with UPVC double glazed windows overlooking front and side, fireplace surround with stone hearth and housing back boiler, two radiators

KITCHEN (10' 10" x 10' 0") or (3.30m x 3.06m)

with vinyl flooring, mixture of high and low level storage units, under counter fridge & freezer, freestanding gas oven with four ring gas hob and extractor fan over, localised tiling, larder cupboard with shelving, glazed door leading into

LEAN-TO (14' 11" x 6' 0") or (4.54m x 1.84m)

with glazed windows, freestanding washing machine and tumble dryer, sink with storage units under, localised tiling, door leading out to garden

BEDROOM 1 (11' 7" x 11' 11") or (3.53m x 3.64m)

with UPVC double glazing overlooking front and side, radiator

BEDROOM 2 (9' 5" x 11' 0") or (2.86m x 3.35m)

with UPVC double-glazed windows overlooking side, radiator

SHOWER ROOM (6' 2" x 5' 10") or (1.87m x 1.77m)

with vinyl flooring, tiled floor to ceiling, WC, hand basin with mixer taps over, shower cubicle, radiator, frosted UPVC double-glazed window

OUTSIDE

The property sits on a good sized corner plot for the development and is mostly laid to lawn with planted shrubs & trees. To the side the property enjoys a secluded garden area which is mostly laid to lawn with a patio seating area, green house and access to garage

GARAGE (22' 6" x 8' 2") or (6.85m x 2.50m)

with up & over door, power & lighting

Tenure - Freehold

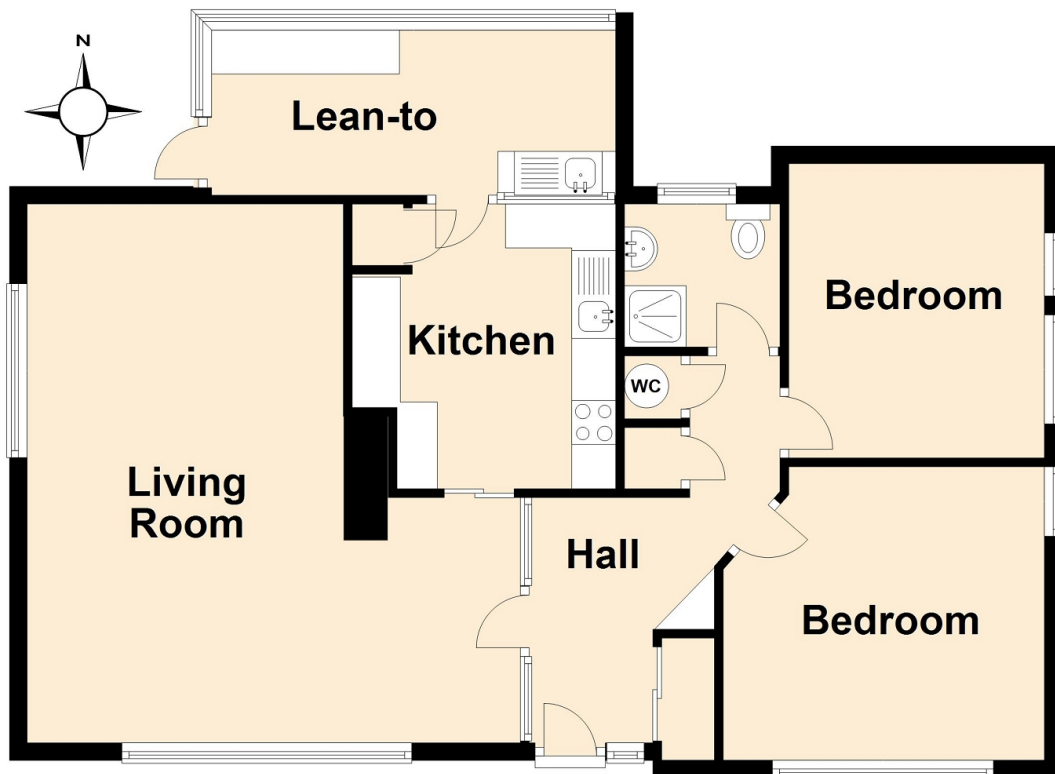
Council tax - Band D

Local Authority - Folkestone & Hythe District Council



Ground Floor

Approx. 81.7 sq. metres (879.4 sq. feet)



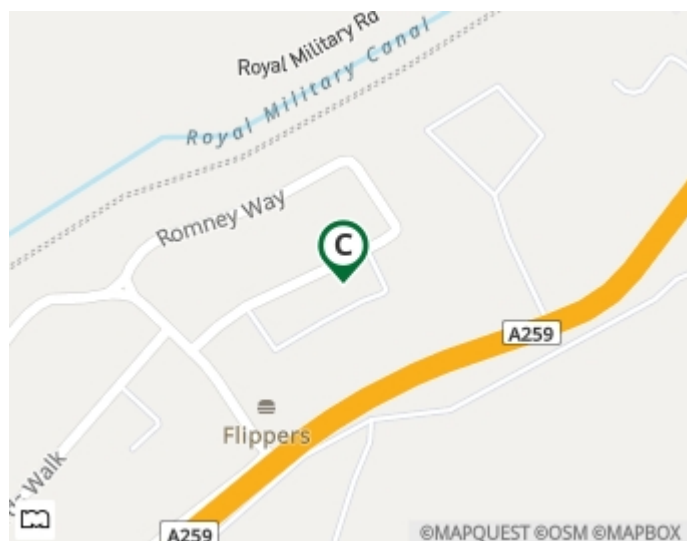
Total area: approx. 81.7 sq. metres (879.4 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.