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HERE TO GET *you* THERE



Peregrine Close, Hythe

Asking Price £325,000

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This delightful mid-terrace home offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The house features a modern shower room, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the ample parking with driveway for two cars leading to single garage with electric, a rare find in many urban settings, making it an excellent choice for those with multiple cars or visitors.

The sunny easy to maintain rear garden offers a bloc paved garden with rear access, makes it a perfect place to enjoy the sun.

Hythe itself is a picturesque location, known for its beautiful coastal scenery and friendly community atmosphere. Residents can enjoy easy access to local amenities, including shops, schools, and recreational facilities, all within a short distance. The nearby transport links provide convenient connections to larger towns and cities, making this property not only a lovely home but also a practical choice for commuters.

In summary, this mid-terrace house on Peregrine Close is a wonderful opportunity for anyone looking to settle in a serene environment while still enjoying the benefits of modern living. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Don't miss the chance to make this charming property your new home.

The charming Cinque Ports Town of Hythe includes an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. Visit the famous Romney Hythe and Dymchurch Steam Railway.

The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Sandling, Folkestone Central and West station.

Services - Mains water, gas, electricity and sewerage

Heating - Gas Central Heating

Two Sets of Solar Panels

Broadband - Average Broadband Speed 3mb to 1000mb

Mobile Phone coverage - Poor - Good

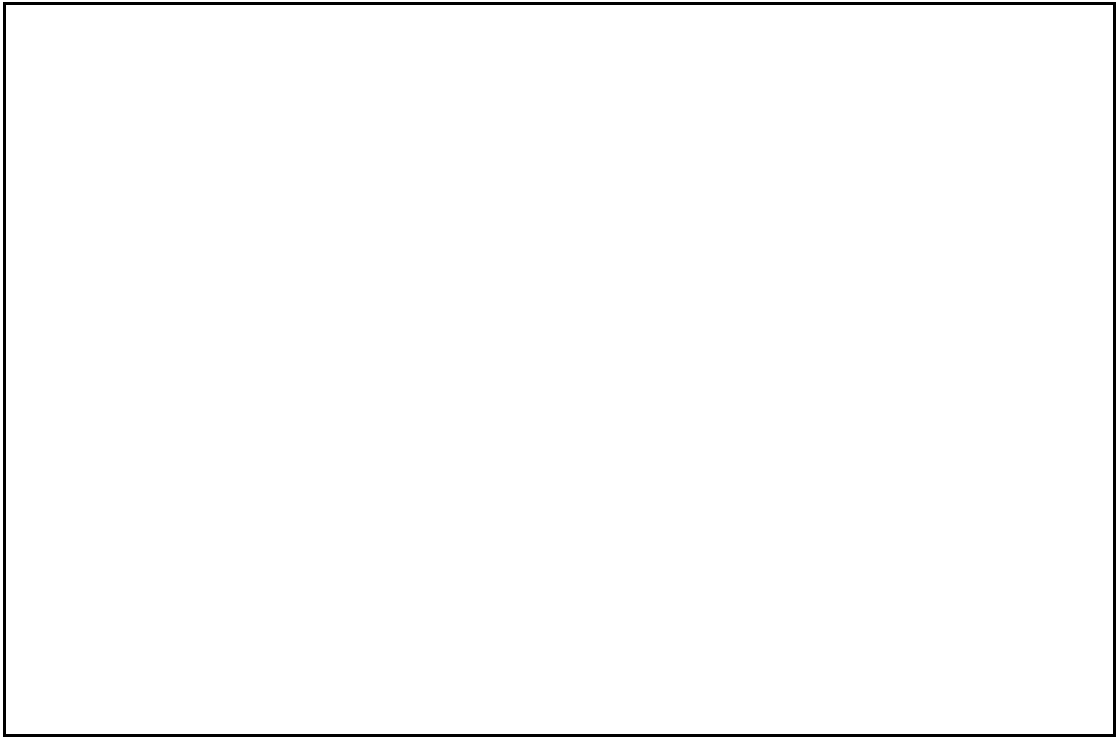
Flood Risk - Medium



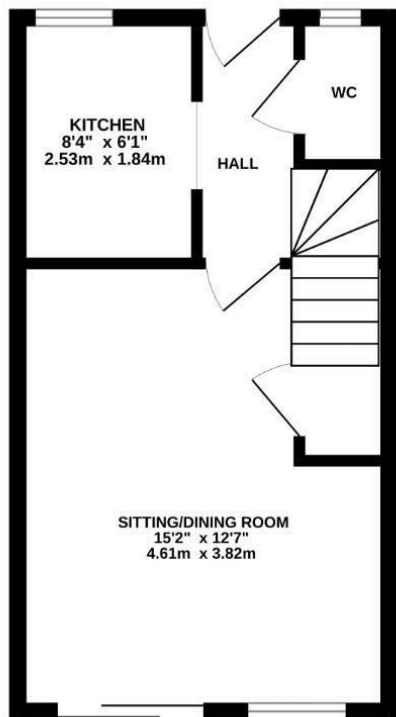
- TWO BEDROOM MID TERRACE
- POPULAR CUL DE SAC LOCATION
 - DOWNSTAIRS CLOAKROOM
 - SITTING/DINING ROOM
- EASY TO MAINTAIN REAR GARDEN
 - DRIVEWAY AND GARAGE
 - DOUBLE GLAZING
 - GAS CENTRAL HEATING
- TWO SETS OF SOLAR PANELS
- TWO SETS SOLAR PANELS



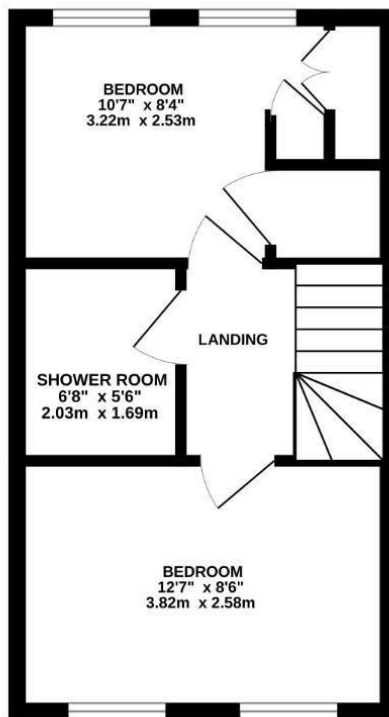




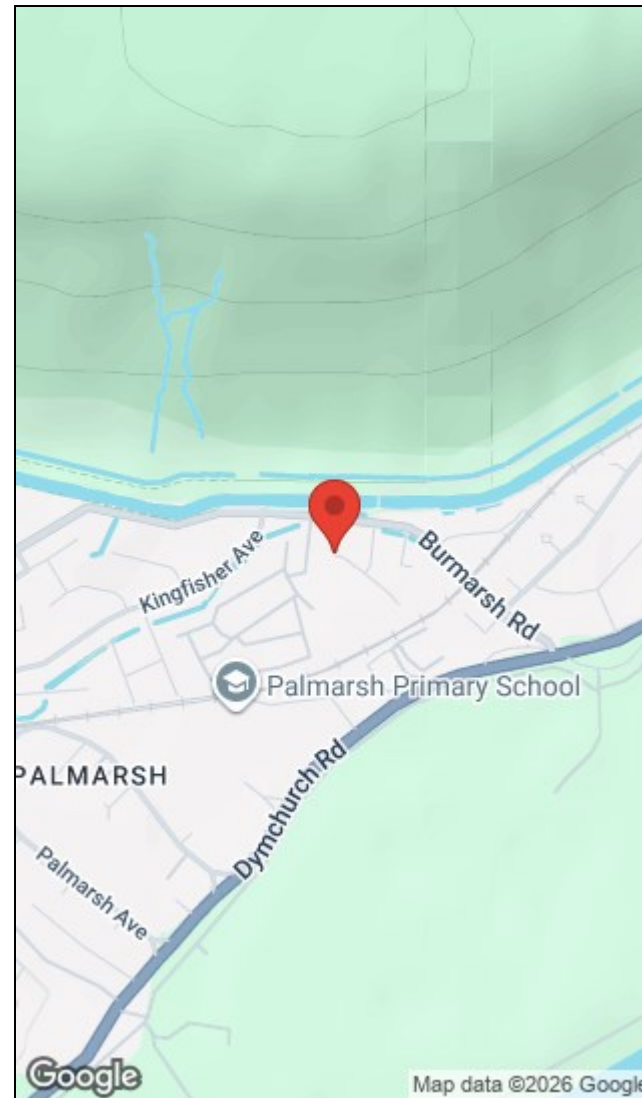
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	80	82	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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