



## Hillside Street

Hythe CT21 5EL

- Detached Period Residence
  - Two Bedrooms
- Sitting Room With Log Burner
- Contemporary Shower Room
- Multi-Level Terraced Garden
- Hillside Location With Superb Sea Views
- Modern Kitchen With Integrated Bosch Appliances
  - Spacious Dining Room
- Recently Installed Worcester Bosch Boiler
- Within Walking Distance Of High Street & No Onward Chain

**Guide Price £400,000 Freehold**





\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\*

Mapps Estates are delighted to bring to the market this immaculately presented two bedroom detached period home set in a hillside location affording stunning views across the town to the English Channel beyond. This charming property has been refurbished in recent months by the current owner, now boasting a new kitchen with integrated Bosch appliances, a contemporary fitted shower room, a recently-installed Worcester Bosch boiler, and a cast iron log burner to the living room. The accommodation comprises an entrance porch, kitchen, separate dining room, sitting room, two bedrooms and a shower room. The property also offers an off-road parking space, a courtyard, and a multi-tiered hillside garden from which to enjoy the far-reaching views. With no onward chain, an early viewing comes highly recommended.

Located on Hythe hillside enjoying views across the town to the English Channel, and within walking distance of the high street, the Royal Military Canal and the seafront. The town centre offers an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts an Aldi, Waitrose and Sainsbury's stores. Primary schooling is located just off the nearby green with secondary schooling available in Saltwood; grammar schools for both boys and girls 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 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

#### Ground Floor:

##### Entrance Porch 6'10 x 3'4

With solid wood front door with inset double glazed panel and window over, vaulted ceiling and Velux window, side aspect double glazed window, paved flooring, fitted doormat, wall light point, internal double glazed window and glazed panel door opening through to kitchen.

##### Kitchen 13'1 x 6'7

A modern recently fitted kitchen comprising a range of dove grey matt finish store cupboards and drawers, square edged wood effect worktops with matching upstands and concealed lighting over, inset resin sink/drainer with mixer tap over, four ring Bosch gas hob with Bosch electric oven under, extractor fan, integrated Bosch fridge/freezer, integrated Bosch slimline dishwasher, integrated Bosch washer/dryer, vaulted ceiling with two Velux windows, rear aspect double glazed window looking onto garden, paved flooring, two wall light points, radiator, door opening through to dining room.

### **Dining Room 13'2 x 10'11**

With side aspect double glazed sash window looking onto courtyard, understairs store cupboards, feature fireplace with painted wood surround and mantelpiece and paved hearth, coir carpeting, coved ceiling, radiator, glazed panel door opening to inner lobby.

### **Inner Lobby**

With stairs to first floor with coir carpeting, consumer unit and electric meter, radiator, glazed panel door opening to sitting room.

### **Sitting Room 12'10 x 11'7**

With two front aspect double glazed sash windows with bespoke fitted shutters, two wall light points, painted wooden fired surround and mantelpiece with inset cast iron log burner set onto tiled hearth, coir carpeting, coved ceiling, radiator.

### **First Floor:**

### **Landing**

With loft hatch, exposed floorboards, radiator.

### **Bedroom 14'5 x 11'6**

With two front aspect double glazed sash windows looking across Hythe to the English Channel, bespoke fitted shutters, exposed floorboards, large recessed wardrobe with two hanging rails, coved ceiling, radiator.

### **Bedroom 10'9 x 7'**

With side aspect double glazed sash window with view across Hythe to the sea, exposed floorboards, coved ceiling, radiator.

### **Shower Room 7'3 x 6'11**

A modern recently fitted shower suite comprising a large walk-in fully-tiled shower enclosure with rainfall shower and separate hand-held shower attachment, vanity unit with wash hand basin with mixer tap over and shelf to side, storage cabinets under and WC with concealed cistern, tiled splashback and fitted mirror with inset lighting and shaver point, extractor fan, chrome effect heated towel rail, fitted store cupboard housing recently-installed Worcester Bosch gas-fired combination boiler, frosted double glazed window.

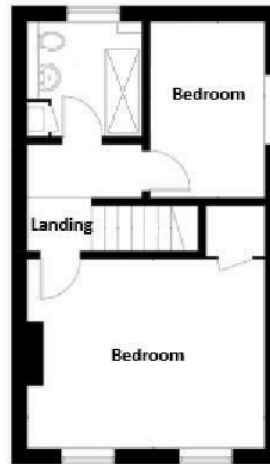
### **Outside:**

To the side of the property is an off-road parking space for one car with a wall light. Trellis panels with a central gate open to a paved courtyard next to the entrance porch, with steps leading up to various different terraces enjoying views across Hythe to the English Channel beyond. The garden is planted with a variety of mature shrubs and trees, has a log store and a good-sized timber outbuilding. The top terrace boasts a panoramic view across town to the sea.






Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.