



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Alexandra Corniche, Hythe

Asking Price £450,000



NO ONWARD CHAIN. A delightful end-terrace house offers a perfect blend of modern living and comfort and situated in a sought after area, which is within a short walk to the beach

Upon entering, you are welcomed into two spacious reception rooms, ideal for entertaining guests or enjoying family time. The layout provides ample space for relaxation and social gatherings, making it a wonderful home for families or those who appreciate a welcoming atmosphere.

The house features four well-proportioned bedrooms, providing plenty of room for rest and privacy. Each bedroom is designed to be a tranquil retreat, ensuring a peaceful night's sleep. Additionally, there are two bathrooms, which add convenience for busy mornings or when hosting visitors.

One of the standout features of this property is the driveway offering parking with access to single garage, a rare find in many urban settings. This ensures that you and your guests will never have to worry about parking.

With its prime location in Hythe, residents can enjoy the benefits of a friendly community, local amenities, and beautiful surroundings. This property is an excellent opportunity for those seeking a modern family home in a desirable area. Don't miss the chance to make this lovely house your new home.

The charming Cinque Ports Town of Hythe, with 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 Folkestone Central and West station.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - Average Broadband Speed 8mb to 1000mb

Mobile Phone coverage - Okay - Good

Flood Risk - Very Low

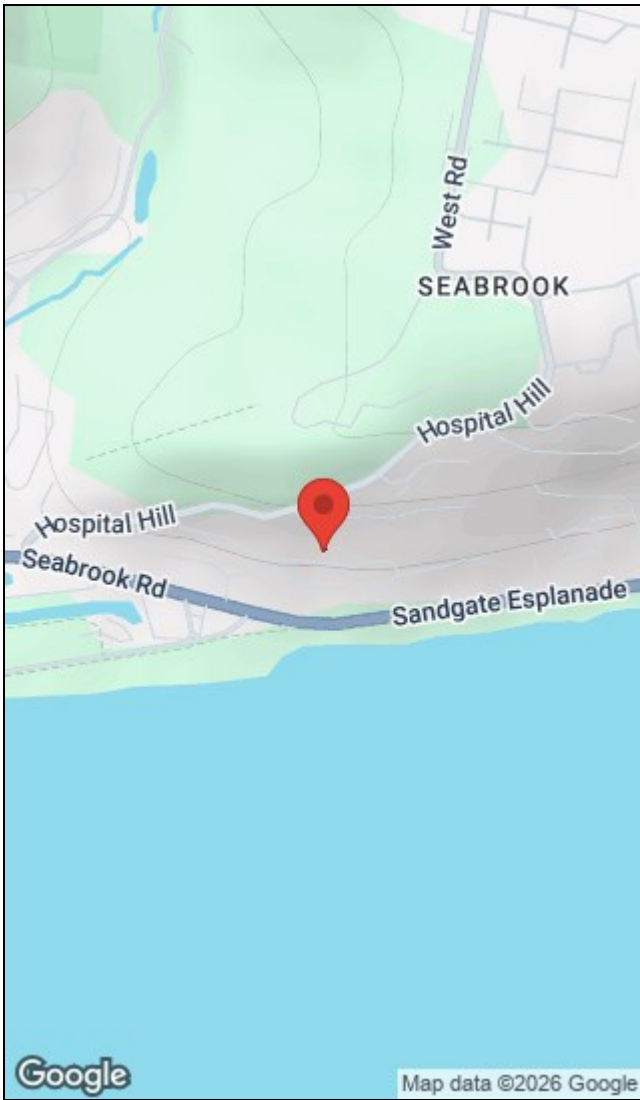
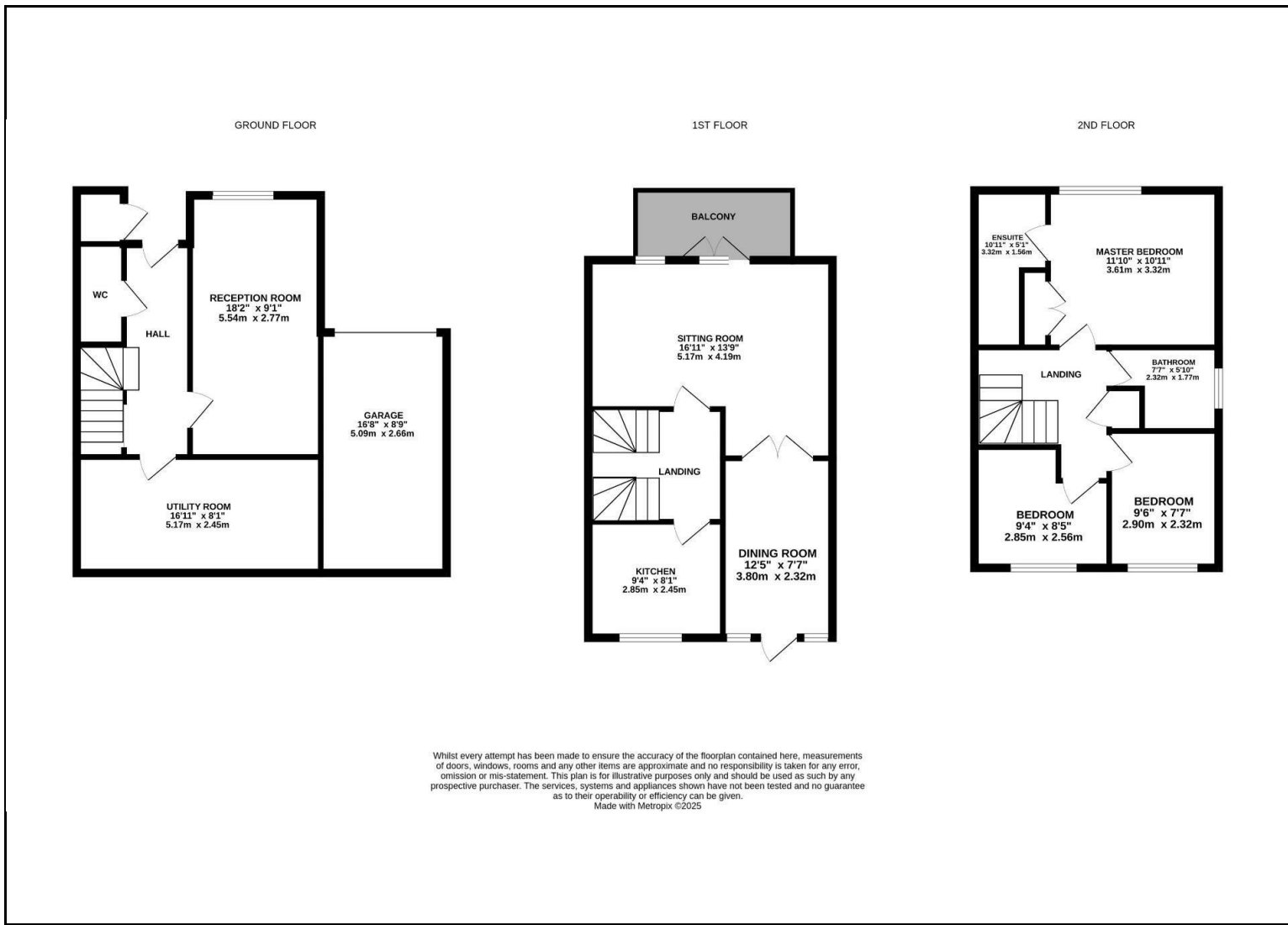


- NO ONWARD CHAIN
- FOUR BEDROOM END OF TERRACE TOWN HOUSE
  - TWO RECEPTION ROOMS
  - BALCONY FROM SITTING ROOM
  - UTILITY ROOM AND CLOAKROOM
  - EN SUITE AND FAMILY BATHROOM
  - DRIVEWAY AND GARAGE
  - SOUGHT AFTER LOCATION









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>84</b>		<b>75</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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