



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Cannongate Road, Hythe

## Offers In Excess Of £325,000

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HERE TO GET *you* THERE

Entering the sweeping driveway from elaborate wrought iron gates with twin pillars, this attractive building provides this delightful and spacious ground floor apartment. The open plan kitchen and sitting room has a generous range of units to wall and base. Integrated units including a dishwasher and fridge freezer. built in electric oven and inset induction hob. Sitting room/dining area, laminate flooring column style radiators with double glazed doors.

Two double size bedrooms with bedroom one having an en-suite shower room. There is a separate shower room.

The apartment benefits from upvc double glazing and contemporary style radiators. To the front and side of the property there is a private patio with Sea Views and overlooking the lovely communal gardens. There is a private parking space adjacent to the apartment and within the lower part of the gardens there is an en-bloc single garage and further visiting car park spaces.

A short distance away Hythe high Street is ideal for shopping with a mixture of various shops, restaurants, three supermarkets, including Waitrose, Sainsbury's and Aldi. You could also visit the famous Romney Hythe & Dymchurch steam railway. There is an excellent bus service to and from Folkestone and Dover, with fast train links to Ashford International and St Pancras in approximately 40-55 minutes.

156a High Street, Hythe, Kent, CT21 6JU | 01303 261557  
hythe@hunters.com | www.hunters.com



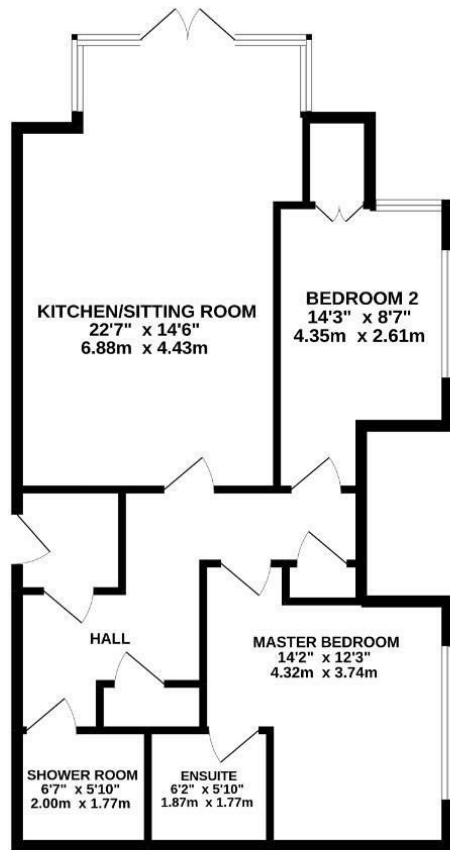
## KEY FEATURES

- GROUND FLOOR APARTMENT LOCATED IN HANDSOME BUILDING - SEA VIEWS
- PRIVATE TERRACE - COMMUNAL GARDENS
  - TWO DOUBLE BEDROOMS EN-SUITE SHOWER ROOM PLUS SECOND SHOWER ROOM
  - DOUBLE GLAZING
  - GAS CENTRAL HEATING
- EN-BLOC SINGLE GARAGE AND PRIVATE PARKING SPACE
  - NO FORWARD CHAIN
- GUIDE PRICE OF £375000 - £400,000

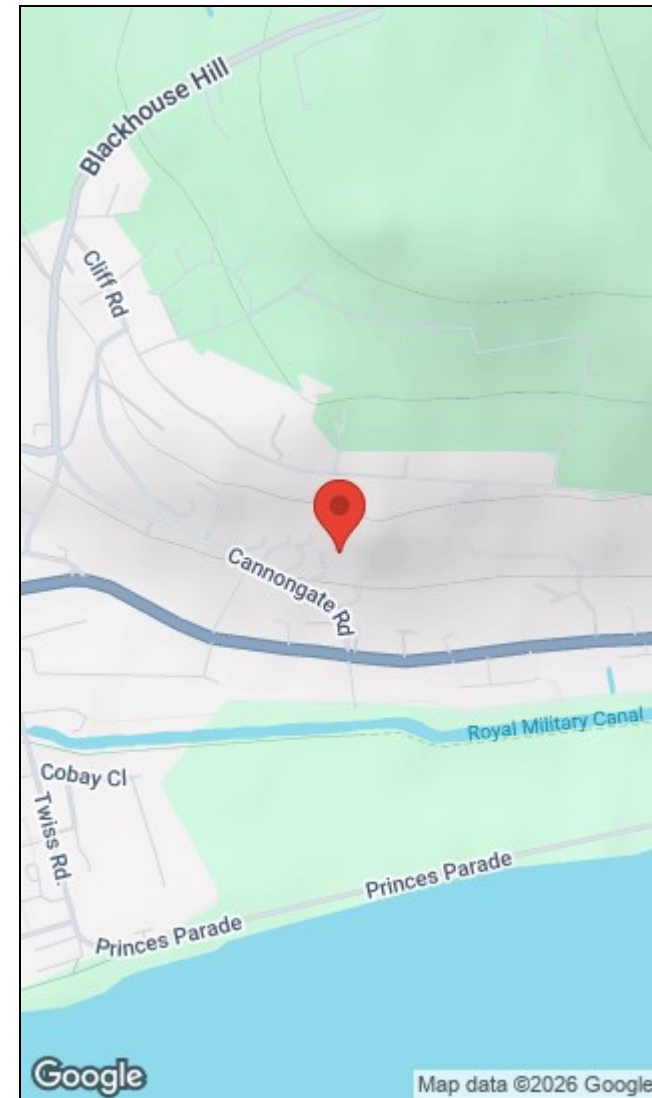




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix CO2D2.



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		79	81
England & Wales		EU Directive 2002/91/EC	

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

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