



## Frampton Road

Hythe CT21 6JW

- Mid Terrace Period Home
  - Three Bedrooms
  - Fitted Kitchen
  - Rear Garden
- Well Presented Throughout
- Spacious Living/Dining Room
- Bathroom & Separate WC
- Close To Town Centre

**Asking Price £369,950 Freehold**







Mapps Estates are delighted to bring to the market this well-presented three bedroom period mid-terraced home conveniently located within level walking distance of the green and high street. The property enjoys well-proportioned accommodation throughout, comprising a spacious living/dining room, a fitted kitchen and a bathroom to the ground floor, with three double bedrooms and a separate cloakroom to the first floor. There is also a garden to the rear. An early viewing comes highly recommended.

Located conveniently within level walking distance of the historic Royal Military Canal, Hythe's seafront, and the town centre itself. Here you will find 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 and Waitrose stores, and Sainsbury's which is only a short stroll away. 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:

#### Front Entrance

Recessed arched front porch, composite front door with inset frosted double glazed panels and window over, opening to reception hall.

#### Reception Hall

With stairs to first floor, painted wooden floorboards, coved ceiling, radiator, frosted glazed panel door opening to living room.

#### Living/Dining Room 25'9 x 10'11

Comprising a living room area (10'11 width) with a front aspect bay window with UPVC double glazed windows, brick built fireplace with shelf to side, inset coal effect gas fire and Baxi back boiler, heating control panel, coved ceiling, radiator, opening through to dining room area with rear aspect UPVC double glazed window, serving hatch through to kitchen, understairs store cupboard with consumer unit and electric meter, radiator, open doorway through to kitchen.

### **Kitchen 14'9 x 8'4**

With side aspect UPVC double glazed window, UPVC back door with frosted double glazed upper panel, rolltop work surfaces with tiled splashbacks, inset resin sink/drainage with mixer tap over, range of fitted store cupboards and drawers, space and plumbing for washing machine and tumble dryer, space for electric cooker and fridge/freezer, tiled floor, door to bathroom.

### **Bathroom 7'2 x 5'6**

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower and shower screen over, wash hand basin with mixer tap over, and store cabinet under, part-tiled walls, tiled floor, radiator.

### **First Floor:**

#### **Split Level Landing**

With loft hatch and fitted loft ladder (the loft has two Velux windows fitted), built-in airing cupboard housing hot water cylinder with shelving over, radiator.

### **Bedroom 14'3 x 11'5**

With two front aspect UPVC double glazed windows, two floor to ceiling fitted wardrobes to chimney breast recesses.

### **Bedroom 11'2 x 8'10**

With rear aspect UPVC double glazed window looking onto garden, fitted floor to ceiling wardrobe with sliding doors.

### **Bedroom 9'6 x 8'5**

With rear aspect UPVC double glazed window looking onto garden, loft hatch, radiator.

### **Cloakroom**

With UPVC frosted double glazed window, WC, part-tiled walls, tiled floor.

### **Outside:**

To the front of the property is a low-walled garden area laid to crazy paving; a pathway leads to the front entrance. The rear garden is again laid to crazy paving with shrub borders and a path to one side accessing a back gate opening to a shared alleyway. There is also an outside tap and a garden shed.

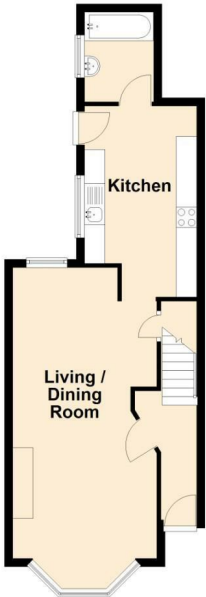






Ground Floor

Approx. 46.1 sq. metres (495.8 sq. feet)




First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

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.