



Frampton Road

Hythe CT21 6JP

- Period Mid-Terrace Home
 - Two Bedrooms
- Dining Room With French Doors To Garden
- Luxury Bathroom With Underfloor Heating
- Fully Owned Solar Panels
- Immaculately Presented Throughout
 - Living Room With Log Burner
 - Modern Kitchen/Breakfast Room
 - Attractive Rear Garden
 - Close To Shops & Amenities

Guide Price £325,000-£370,000 Freehold





*** Guide Price: £325,000 - £350,000 ***

Mapps Estates are delighted to bring to the market this immaculately presented mid-terrace period home conveniently located within level walking distance of the high street and seafront. The well-proportioned accommodation comprises a reception hall, a living room with a bay window and log burner, a dining room with French doors opening to the rear garden, a modern kitchen/breakfast room, two bedrooms and a luxury bathroom with a rolltop bath, separate shower cubicle and underfloor heating. The current owner has made numerous home improvements in recent years, upgrading the electrical system and adding solar panels for lower running costs. The rear garden has been attractively landscaped and enjoys a large garden shed. An early viewing of this high quality home 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

With composite front door with inset frosted double glazed panels, opening to reception hall.

Reception Hall

With wood flooring, dado rail, coved ceiling, stairs to first floor, bespoke understairs store cupboards including a laundry cupboard with space and plumbing for washing machine and tumble dryer, radiator, door to dining room, open doorway through to kitchen.

Kitchen/Breakfast Room 12'1 x 7'3

With rear aspect UPVC double glazed window looking onto garden, side aspect UPVC double glazed window and back door opening to side return, modern fitted kitchen with a range of white gloss store cupboards, display cabinet and drawers, larder cupboard with pull-out shelves, square edged wood effect worktops and breakfast bar with tiled splashbacks over, inset Smeg stainless steel one and a half bowl sink/drainers with rinsing tap over, four ring gas hob with extractor fan over and electric oven under, space for fridge/freezer, integrated slimline dishwasher, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, wood flooring, radiator.

Dining Room 11'10 x 8'9

With rear aspect UPVC double glazed French doors opening to side return and garden, picture rail, coved ceiling, recessed downlighters, radiator, opening through to living room.

Living Room 14'1(max) x 10'9

With front aspect bay window with UPVC double glazed sash windows, feature exposed brick chimney breast and fireplace with inset log burner set onto granite hearth and wooden mantel shelf over, bespoke low level store cabinets to chimney breast recesses, two wall light points, cupboard housing modern consumer unit and electric meter, picture rail, coved ceiling, recessed downlighters, radiator.

First Floor:

Split-Level Landing

With loft hatch (the loft has been boarded, has lighting and contains the solar panel inverter), dado rail, underfloor heating control for bathroom.

Bedroom 14'1 x 11'11

With two front aspect UPVC double glazed sash windows, picture rail, vertical radiator.

Bedroom 12' x 8'11

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

Bathroom 8' x 7'4

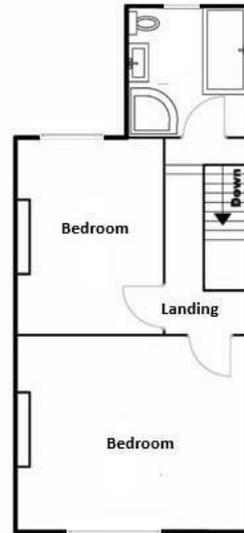
A luxury modern bathroom comprising a rolltop bath with central mixer tap, wall-mounted shower attachment and

aquaboard panelled splashback, large quadrant shower cubicle with rainfall shower, separate hand-held shower attachment and aquaboard panelling, wash hand basin with mixer tap and aquaboard panelled splashback over and store cabinet under, WC, wood effect LVT flooring with underfloor heating, extractor fan, UPVC frosted double glazed window, chrome effect heated towel rail.

Outside:

To the front of the property is a low-walled garden area laid to paving; there is also a gated tiled pathway leading to the front entrance. The rear garden has been attractively landscaped, mostly laid to lawn with paving to the side return, an outside tap and a paved patio with a brick-built storage bench. A paved pathway leads past the lawn to the rear of the garden where there is a large garden shed and a back gate accessing a shared back alleyway.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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.