



## Cobden Road

Hythe CT21 6EY

- Mid Terrace Period Home
- Accommodation Arranged Over Three Floors
- Living Room With Log Burner
  - Delightful Rear Garden
- A Short Walk To The Beach
- Three Bedrooms - En Suite to Master
- Modern Fitted Kitchen & Shower Room
  - Separate Dining Room
- Level Walk To High Street
  - No Onward Chain

**Asking Price £325,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented three bedroom mid terrace period residence located within level walking distance of the seafront and high street. The accommodation is arranged over three floors, with a front porch, living room with a log burner, separate dining room, and a modern fitted kitchen and shower room to the ground floor, two bedrooms to the first floor, and a master bedroom and en suite shower room to the top floor. The property also enjoys a delightful rear garden with a paved patio and a feature brick-built barbeque area. Being sold with no onward chain, an early viewing of this stylish and well-appointed home comes highly recommended.

Located just a short stroll from the beach and seafront promenade, and within level walking distance of the town centre and the Royal Military Canal. Hythe enjoys an excellent selection of independent shops, cafes and restaurants, together with Waitrose, Sainsbury's and Aldi stores. Doctors' surgeries, dentists, public library and St Leonard's Church are also all located centrally. Primary schooling is within walking distance, and secondary schooling is available in Saltwood; both boys' and girls' grammar schools are available in nearby Folkestone. The M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately 15 minutes by car), giving access to London St Pancras in approximately 50 minutes.

**Ground Floor:**

**Entrance Porch**

With UPVC frosted double glazed front door, covered ceiling, coat-hanging space, wood effect tiled floor, glazed panel door opening to living room.

**Living Room 14'5 (max) x 11'10**

With front aspect bay window with UPVC double glazed windows and bespoke fitted shutters, feature glass brick wall to side, wall lights, radiator, coved ceiling, recessed wood burner, wood effect tiled flooring, glazed panel double doors opening through to dining room.

**Dining Room 11'4 x 10'10**

With rear aspect UPVC double glazed window with bespoke fitted shutters, coved ceiling, feature fireplace, understairs store cupboard housing consumer unit and electric meter, wall lights, opening through to kitchen.

**Kitchen 9'11 x 7'1**

A modern fitted kitchen with a range of matching store cupboards and drawers, square edge wood effect work surfaces with matching upstands, inset single drainer stainless steel sink with mixer tap over, inset four ring gas hob with electric oven under and extractor canopy over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, fitted high level microwave, space for fridge/freezer, space for wine cooler, coved ceiling, wood effect tiled flooring, side aspect UPVC double glazed window, stairs to first floor, open doorway to inner lobby.

### Inner Lobby

With built-in store cupboard housing wall-mounted Vaillant gas-fired combination boiler and fitted shelving, UPVC frosted double glazed back door, radiator, door to shower room.

### Shower Room 7'1 x 5'6

A modern suite comprising wash hand basin with cupboards under and mixer tap over, concealed cistern WC to the side, walk-in shower cubicle with glazed screen to side and rainfall shower, fully tiled walls, extractor fan, vertical radiator, recessed downlighters, wood effect tiled flooring, UPVC frosted double glazed window.

### First Floor:

#### Landing

With doors to bedrooms and stairs to second floor.

### Bedroom 11'11 x 11'10

With front aspect UPVC double glazed window with bespoke fitted shutter, radiator, coved ceiling, built-in shelved storage cupboard.

### Bedroom 10'10 x 6'1

With rear aspect UPVC double glazed window with bespoke fitted shutter, radiator.

### Second Floor:

#### Landing

A small landing with rear aspect UPVC double glazed window and door to bedroom.

### Bedroom 12'7 x 10' (max points)

With two Velux windows with fitted blinds, recessed downlighters, eaves access panel, radiator, door opening to en suite shower room.

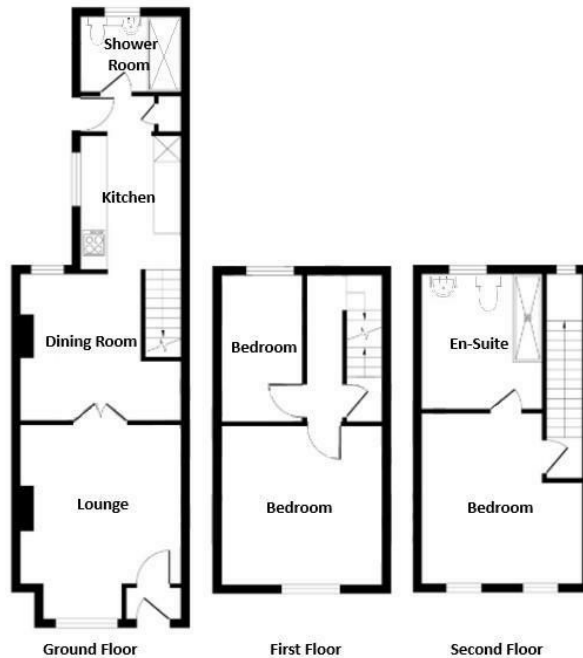
### En Suite Shower Room 8'2 x 5'1

A white suite comprising WC, wash hand basin with store cabinet under and mixer tap over, walk-in shower cubicle with aquaboard panelling, rainfall shower and separate hand-held shower attachment, glazed shower screen to side, UPVC double glazed frosted window, tiled walls and floor, recessed downlighters, extractor fan, chrome effect heated towel rail.

### Outside:

To the front of the property is a low-walled garden laid to paving. The rear garden has a paved side return and patio, an outside tap, a side gate opening to a right of way across the neighbouring property, lawned areas with mature shrub borders, and a curved pathway leading to a paved rear barbeque area with a pergola over, a brick-built barbeque and outdoor oven, a garden shed and a double power point.





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>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(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.