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# High Ridge, Hythe

Asking Price £425,000



Welcome to this versatile two/three-bedroom semi-detached home, offering flexible and well-presented accommodation ideal for a variety of buyers. Situated in an elevated position with attractive surrounding views, the property combines modern living with adaptable space to suit changing family needs.

Internally, the home offers spacious and flexible accommodation with two/three reception rooms, allowing for a variety of uses including additional bedrooms, a home office, dining room, or further living space. The main living areas are light and inviting, creating a comfortable environment for both everyday living and entertaining. In addition, the sitting room offers a log burning stove.

The property further benefits from a modern kitchen fitted with a range of contemporary wall and base units, providing ample storage and workspace, while the stylish family bathroom has been thoughtfully updated to offer a modern finish. In addition, the principal bedroom benefits from an en suite shower room and views across roof tops and onto the sea. The second bedroom offers an en suite cloakroom, purpose-built storage and additional storage within the eaves.

Externally, the property enjoys low maintenance outside space with steps leading to the entrance and side access, while the elevated setting provides a pleasant outlook towards the surrounding greenery. The garden offers a large decking area with built in home cinema setup and steps leading to a large patio area, which is the ideal space to entertain. The garden also offers a laid to lawn area with access to brick built shed.

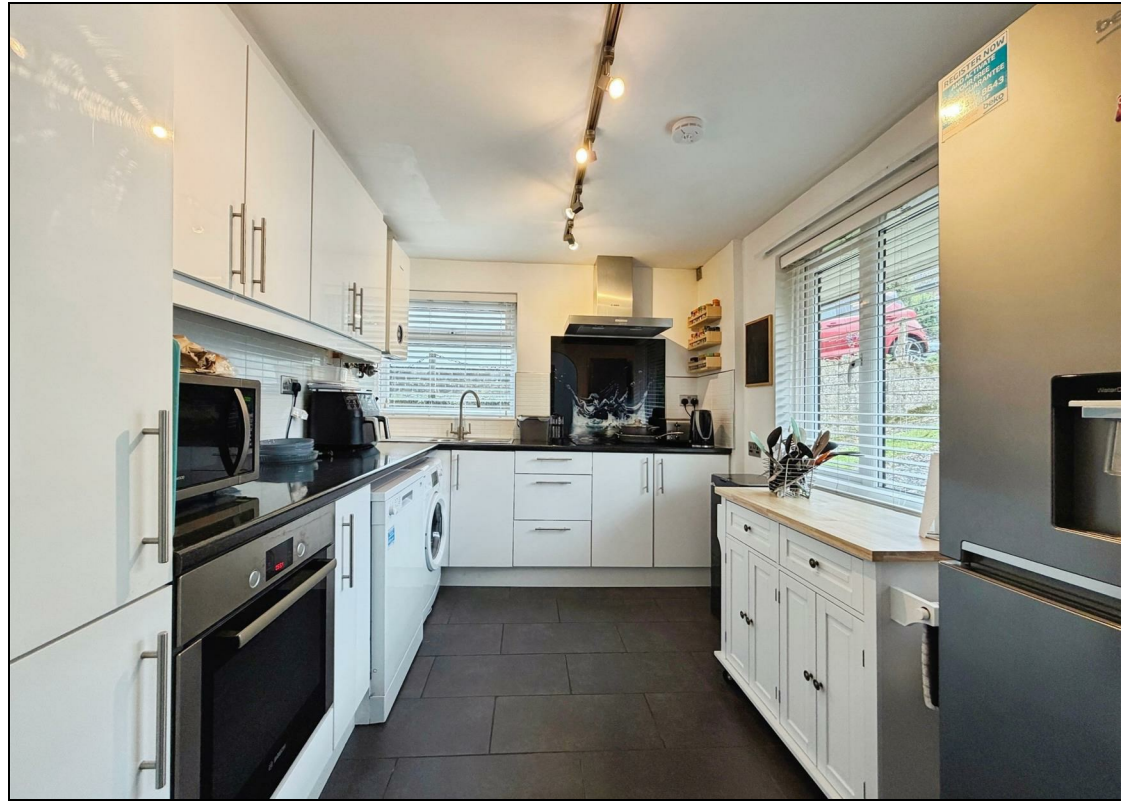
This is an excellent opportunity to acquire a well-maintained home that can easily adapt to a variety of lifestyles and requirements.

The vendors also inform us that the property was rewired in 2017.



- TWO/THREE BEDROOMS SEMI DETACHED HOME
  - TWO/THREE RECEPTION ROOMS
    - MODERN KITCHEN
- BATHROOM, EN SUITE SHOWER ROOM AND CLOAKROOM
  - SITTING ROOM WITH LOG BURNING STOVE
- EXTENDED DRIVEWAY OFFERING PARKING FOR TWO VEHICLES
  - DRIVEWAY LEADING TO DETACHED SINGLE GARAGE
    - LANDSCAPED REAR GARDEN
- LARGE PATIO AREA WITH POWER AND BRICK BUILT SHED
  - SOUGHT AFTER LOCATION

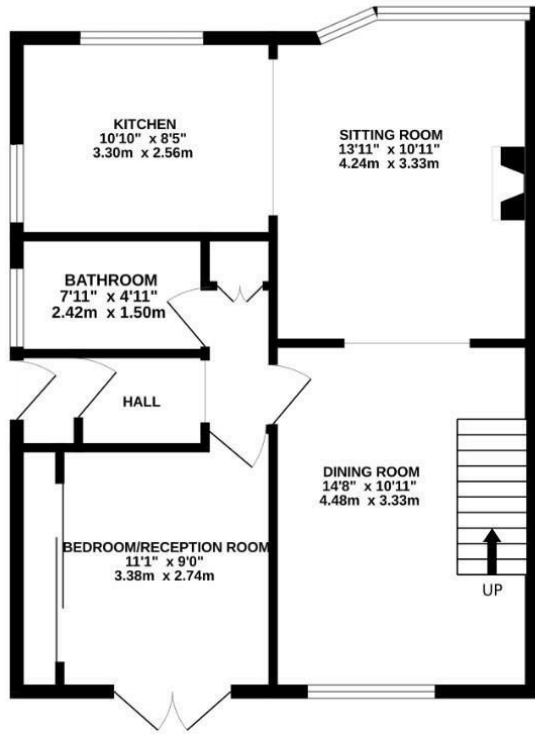




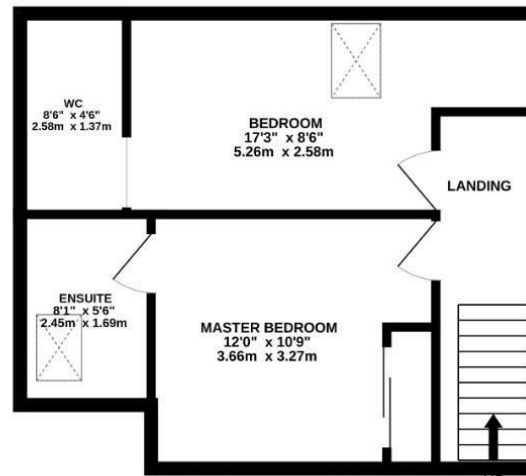




**GROUND FLOOR**  
604 sq.ft. (56.1 sq.m.) approx.

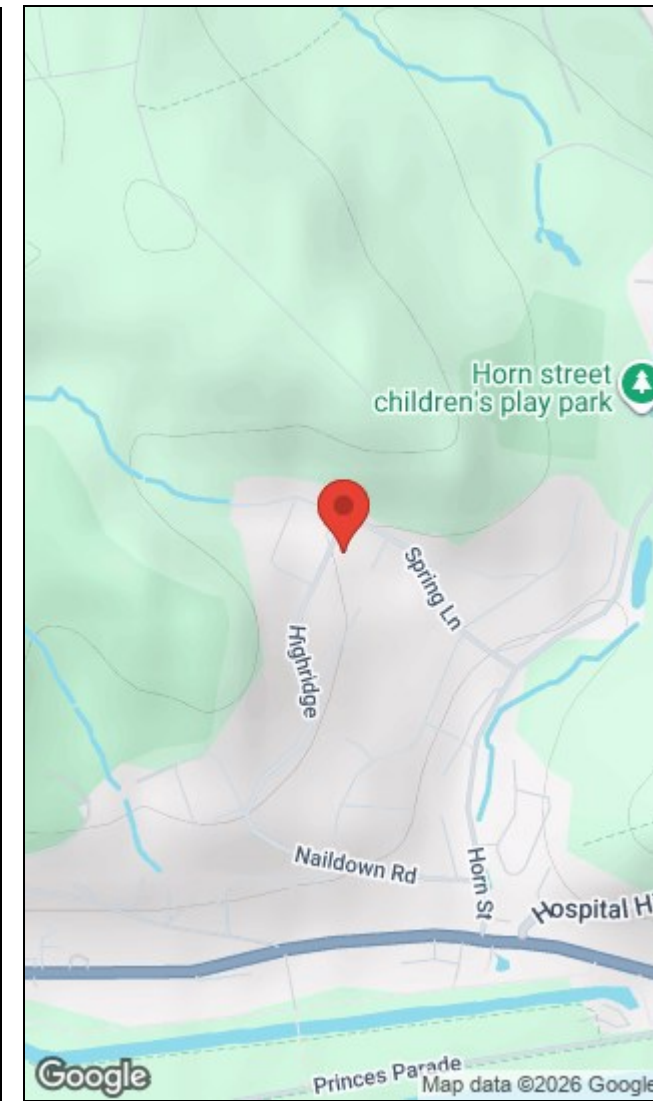


**1ST FLOOR**  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(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	
	75		81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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