



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£750,000**

**Freehold**

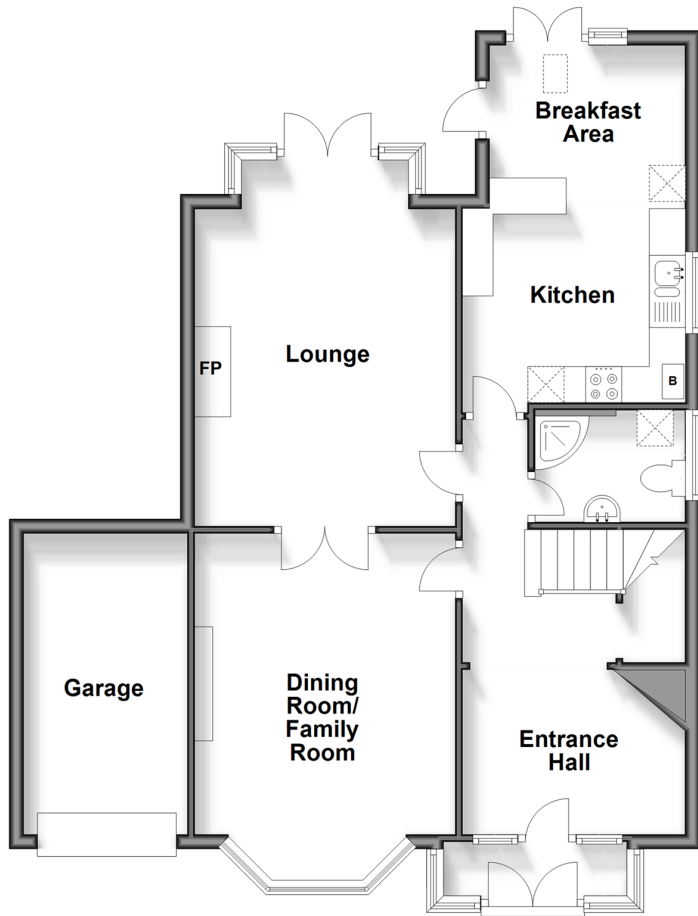
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**Earlsfield Road, Hythe,  
Kent, CT21**

*Wards*  
Helping you move forwards

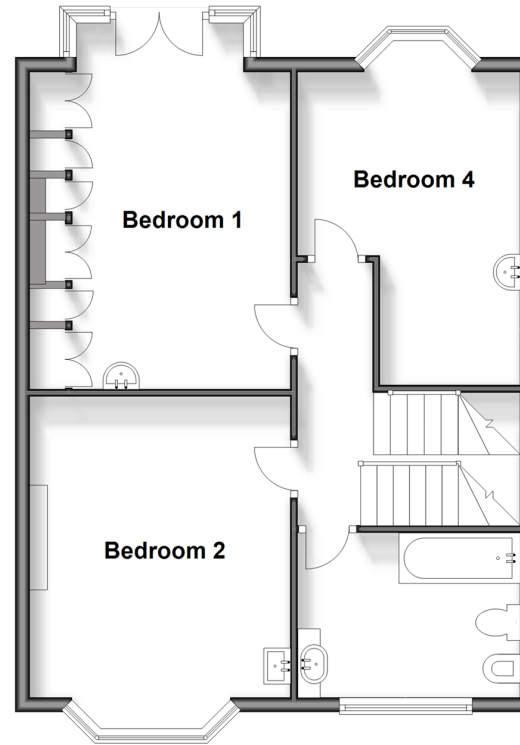
## Ground Floor

Approx. 79.7 sq. metres (857.4 sq. feet)



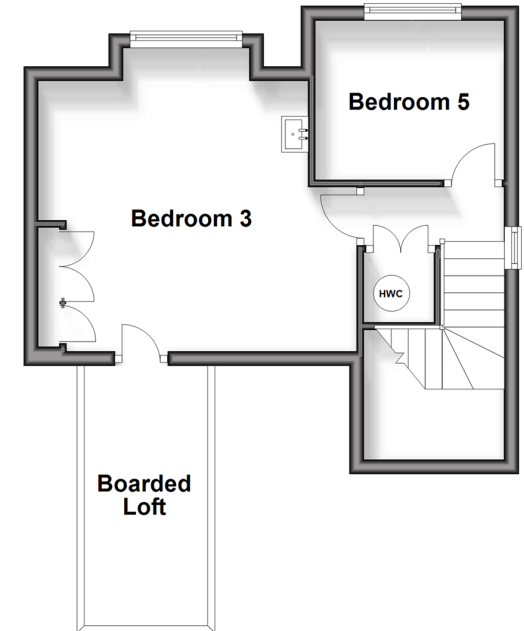
## First Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



## Second Floor

Approx. 30.1 sq. metres (324.3 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance Hall: 13'8 (4.17m) narrowing to 7'3 (2.21m) x 9'10 (3.00m)

Dining Room/Family Room: 15'6 into bay (4.73m) x 11'9 (3.58m) narrowing to 11'0 (3.36m)

Utility/Shower Room: 6'4 x 5'0 (1.93m x 1.53m)

Lounge: 16'4 (4.98m) x 11'8 (3.56m) narrowing to 10'10 (3.30m)

Kitchen & Breakfast Area: 16'2 (4.93m) x 9'8 (2.95m) narrowing to 8'6 (2.59m)

### FIRST FLOOR

Landing

Bedroom 1: 17'1 into bay x 9'7 up to fitted wardrobes (5.21m x 2.92m)

Juliet Balcony

Bedroom 2: 15'7 into bay (4.75m) x 11'8 (3.56m) narrowing to 10'10 (3.30m)

Bedroom 4: 14'5 into bay (4.40m) x 9'9 (2.97m) narrowing to 6'5 (1.96m)

Bathroom : 9'9 x 7'3 (2.97m x 2.21m)

### SECOND FLOOR

Landing

Bedroom 3: 13'7 x 12'2 (4.14m x 3.71m)

Boarded Loft

Bedroom 5: 8'6 x 7'1 maximum (2.59m x 2.16m)

### OUTSIDE

Garage & Driveway

Front & Rear Gardens



## Main features

- Family home with direct access to the canal tow path and short walk from the town centre, Waitrose and the beach
- Large dining room/family room, lounge and kitchen/breakfast area. Total Sq. feet is 1836
- Many original features, large boarded loft area for storage
- Located on one of the best roads in Hythe
- Secluded sunny aspect garden



### Nearest Schools

Primary Schools: Seabrook C of E Primary 1.1 miles, Hythe Bay CofE Primary 1.2 miles

Secondary Schools: Brockhill Park Performing Arts College 1.7 miles, Folkestone School for Girls 2.9 miles



### Transport Information

Train Stations: Sandling 2.1 miles, Folkestone West 3.5 miles, Westenhanger 4.0 miles, Folkestone Central 4.0 miles



### Address

Earlsfield Road, Hythe, Kent, CT21



### Directions

For directions to this property please contact us.



Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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