



HUNTERS[®]
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HYTHE

Asking Price £350,000



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NO ONWARD CHAIN. - This attractive semi-detached house combines comfort, convenience, and coastal charm, offered with no onward chain for a smooth, stress-free move. Featuring three well-proportioned bedrooms, it's ideal for families, professionals, or anyone seeking extra space near the seaside.

The property boasts two bright reception rooms, perfect for entertaining or relaxing, and a modern kitchen leading to an enclosed rear garden mainly laid to lawn offering a private outdoor retreat for summer gatherings.

A major highlight is the generous driveway parking for up to four vehicles, a rare advantage in this sought-after area.

Located in Hythe, a vibrant coastal town known for its picturesque scenery and welcoming community, residents enjoy easy access to local shops, cafés, schools, and the beautiful shoreline, ideal for leisurely walks and outdoor pursuits.

This home offers an excellent opportunity for buyers looking to settle in a desirable neighbourhood with coastal living at its best. Whether you're a first-time buyer or searching for a family home, this property promises comfort, space, and convenience.

If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable

Hythe offers an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's and Waitrose is only a short stroll away. The seafront and promenade are also only a short walk away, and can be accessed via the picturesque 'Lady's Walk'. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys' and girls' are available in nearby Folkestone.

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.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - 2mb - 1000MB

Mobile Phone coverage - Ok - Good

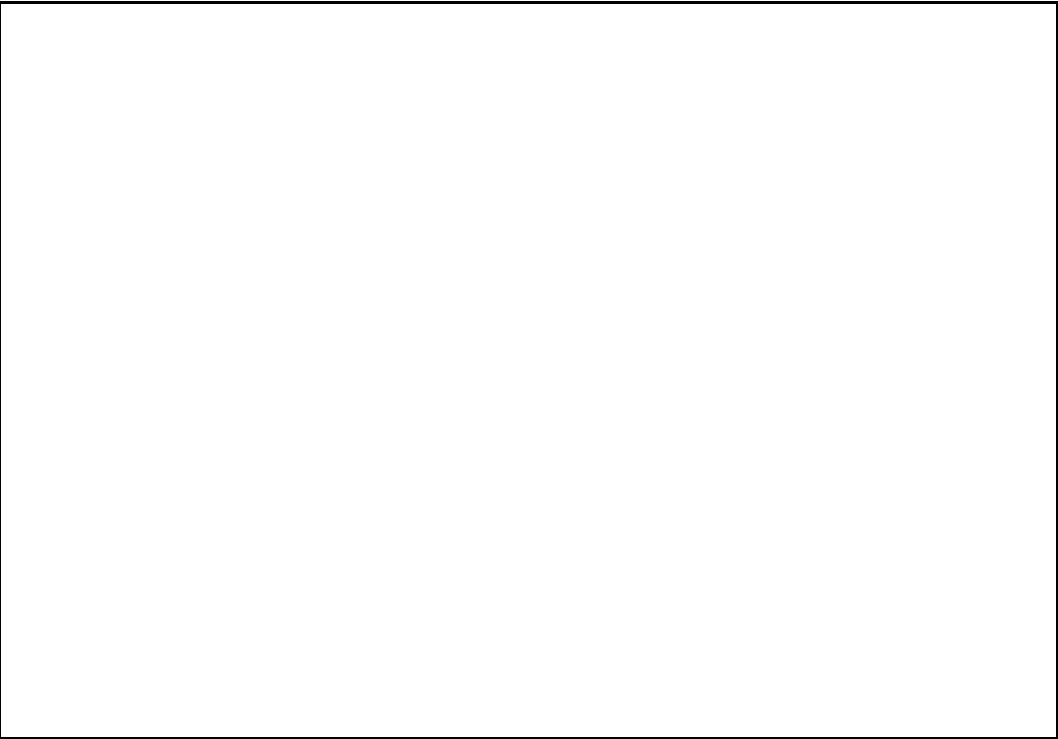
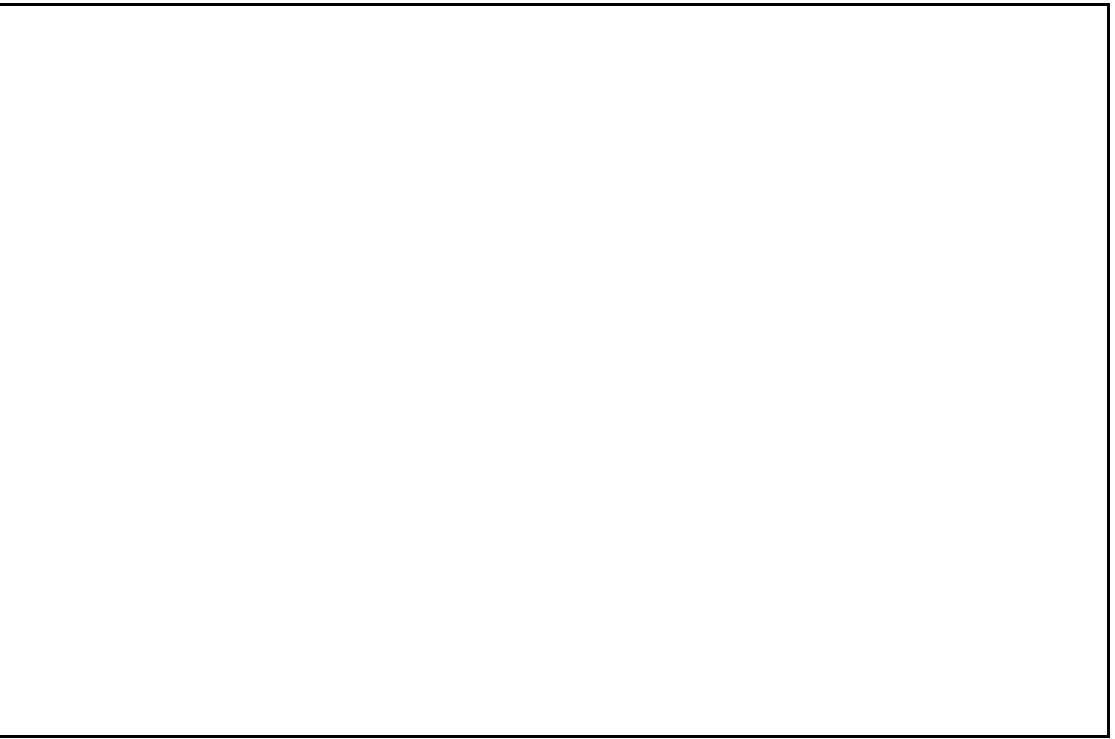
Flood Risk - Very Low



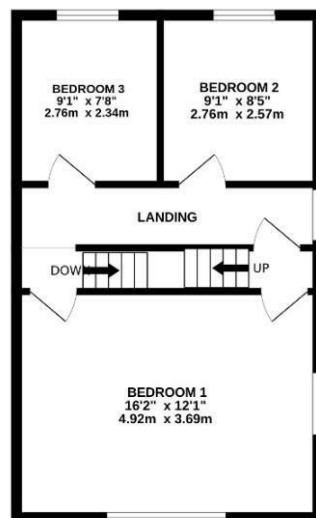
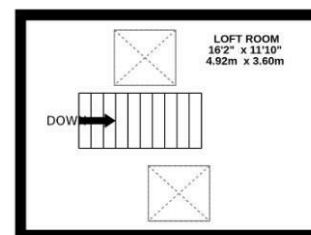
- NO CHAIN
- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BONUS ATTIC ROOM
- DRIVEWAY FOR SEVERAL CARS
- SINGLE DETACHED GARAGE
- ENCLOSED REAR GARDENS
- QUITE CUL DE SAC



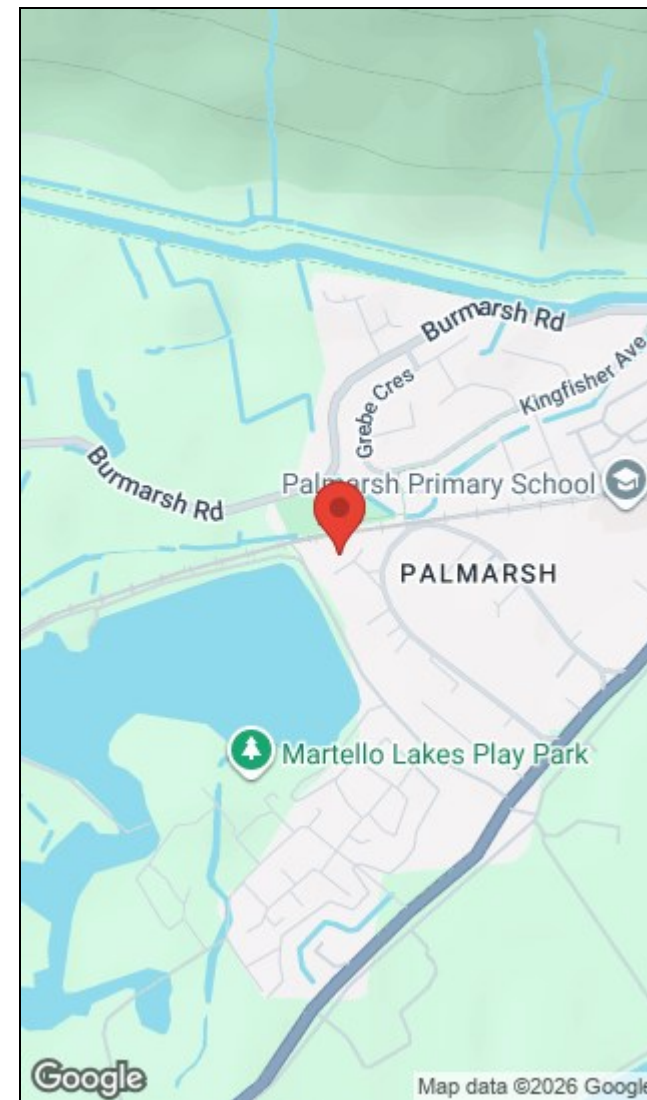




2ND FLOOR



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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>86</p> <p>69</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A</p> <p>G</p>		
<p>Not energy efficient - higher running costs</p>			<p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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