



OVER 60?

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

Guide Price

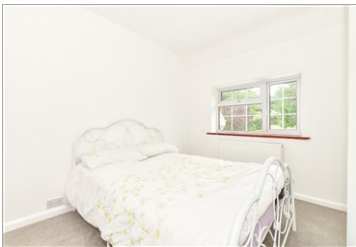
£450,000

Freehold

3x  1x  1x 

**Tanners Hill Gardens,
Hythe, Kent, CT21**

Wards
Helping you move forwards



Main features

- Lovely tree lined outlook
- No onward chain
- Study, utility room, conservatory looking out to garden
- Recently repainted exterior
- Redecorated upstairs and new carpets
- Double garage to the rear

Accommodation

GROUND FLOOR

Porch: 11'8 x 4'10 (3.56m x 1.47m)

Entrance Hall

Lounge: 14'9 x 13'0 (4.50m x 3.97m) plus 12'3 x 4'9 (3.74m x 1.45m)

Kitchen: 13'6 x 8'9 (4.12m x 2.67m)

Conservatory: 11'7 x 7'4 (3.53m x 2.24m)

Study: 8'9 x 8'3 (2.67m x 2.52m)

Utility Room: 10'9 x 3'7 (3.28m x 1.09m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'2 (4.02m) x 8'10 (2.69m) narrowing to 7'8 (2.34m)

Bedroom 2: 12'2 maximum x 11'6 (3.71m x 3.51m)

Bedroom 3: 12'2 x 6'10 (3.71m x 2.08m)

Bathroom: 8'2 x 5'8 (2.49m x 1.73m)

OUTSIDE

Off Road Parking

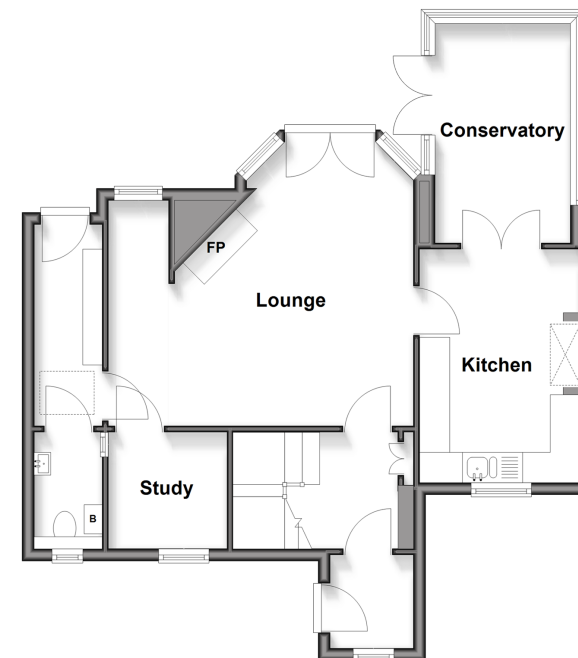
Double Garage: 23'4 x 11'8 (7.12m x 3.56m)

Car Port: 15'3 x 7'3 (4.65m x 2.21m)

Front & Rear Gardens

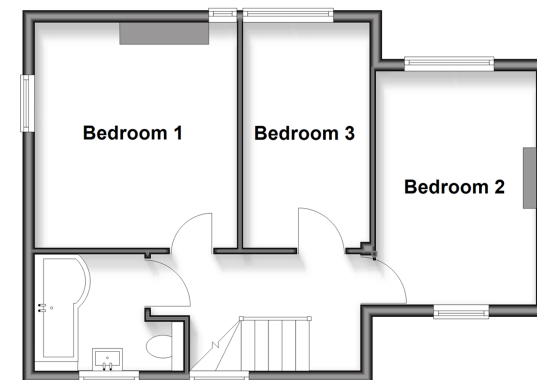
Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Call Hythe - 01303 267473 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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