



## St. Leonards Road

Hythe CT21 6ER

- Unique 1920s Family Home
  - Three Bedrooms
  - Separate Dining Room
- Bathroom & Downstairs WC
- Outbuilding/Home Office
- Detached & Well Presented
- Living Room With Open Fireplace
  - Fitted Kitchen
- Large Family Garden To Rear
- Level Walk To Beach & High Street

**Guide Price £425,000-£450,000 Freehold**







\*\*\*GUIDE PRICE £425,000 - £450,000\*\*\*

Mapps Estates are delighted to bring to the market this charming and well presented three bedroom 1920s family home conveniently located within level walking distance of the seafront and the high street. The ground floor accommodation comprises a reception hall, a living room with a front bay window and open fireplace, a separate dining room with a feature exposed brick fireplace, a fitted kitchen, rear lobby and cloakroom, with three bedrooms and a family bathroom to the first floor. The generous rear garden is an excellent size for a family, bordered to the front and side by a ragstone wall and boasting a good-sized outbuilding currently serving as a home office. An early viewing of this unique and desirable home comes highly recommended.

Located a short walk 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. 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:

##### Side Entrance

The entrance is approached via a gated side pathway, with a UPVC front door with inset double glazed panels and a frosted window over, opening to reception hall.

##### Reception Hall 12'6 x 5'11

With stairs to first floor, understairs store cupboards housing fuse board, picture rail, wood flooring, radiator, doors to living and dining rooms.

##### Living Room 13'6 x 12'5

With front aspect bay with UPVC double glazed windows, side aspect UPVC double glazed window, open fireplace with tiled hearth and wooden mantel shelf over, picture rail, wood flooring, three radiators.

##### Dining Room 12'5 x 9'11

With side aspect UPVC double glazed window, exposed brick fireplace with tiled hearth, shelved store cupboard to side recess, picture rail, wood flooring, radiator.

**Kitchen 12'5 x 7'2**

With rear aspect UPVC double glazed window looking onto garden, rolltop work surfaces with tiled splashbacks, inset one and a half bowl sink/drainers with mixer tap over, four ring ceramic electric hob with extractor canopy over, fitted double electric oven, range of fitted store cupboards and drawers, space for fridge/freezer, space and plumbing for washing machine, tiled floor, wall-mounted Worcester Bosch gas-fired combination boiler, bi-fold door to rear lobby.

**Rear Lobby 7' x 2'9**

With side aspect UPVC double glazed window, UPVC double glazed back door opening to garden, tiled floor, door to cloakroom.

**Cloakroom**

With UPVC frosted double glazed window, WC, corner wash hand basin, fully tiled walls, tiled floor.

**First Floor:****Landing**

With skylight window and loft hatch.

**Bedroom 13'6 x 12'6**

With front aspect bay with UPVC double glazed windows, side aspect UPVC double glazed window, feature fireplace, recessed store cupboard, radiator.

**Bedroom 12'5 x 8'2**

With rear aspect UPVC double glazed window looking onto garden, radiator.

**Bedroom 9'6 x 7'11**

With side aspect UPVC double glazed window, recessed wardrobe with store cupboard over, radiator.

**Family Bathroom 7'4 x 6'9**

With UPVC frosted double glazed window, corner bath with wall-mounted shower and shower curtain rail over, WC, corner wash hand basin, part-tiled walls, vinyl flooring, radiator.

**Outside:**

The property is bordered to the front and side by an attractive ragstone wall. There are mature shrubs planted in the front garden, and a gated side pathway leading to the side entrance to the house and further to the rear garden. The generous rear garden has a terrace to the rear of the house laid to pea shingle and with an outside tap. The garden continues, being laid to lawn and with mature shrubs and trees to the side borders and a paved pathway leading to the rear sections of the garden. There is a bespoke wooden children's play hut and, at the back of the garden is a ragstone walled garden pond, a hardstanding formerly for a greenhouse, and a timber outbuilding currently serving as a home office.

**Outbuilding 15'2 x 9'9 (max points)**

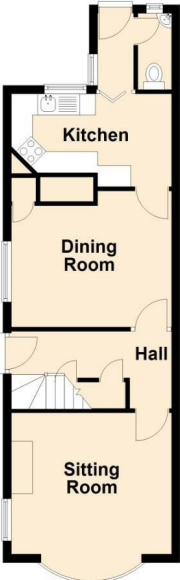
A spacious insulated timber outbuilding currently used as a home office, with plastered walls and ceiling, loft hatch, power and light, double glazed window and door.








**Ground Floor**  
 Approx. 45.2 sq. metres (486.1 sq. feet)



**First Floor**  
 Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.3 sq. feet)

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>		
(39-54) <b>E</b>	<b>42</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.