



OVER 60?

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

Guide Price

£460,000

Freehold

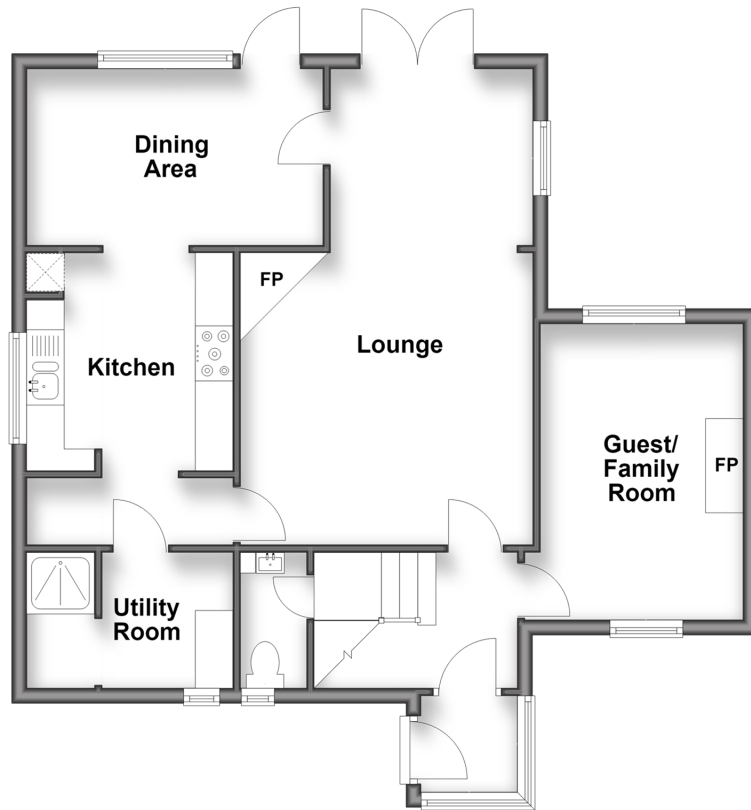
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**Tanners Hill Gardens,
Hythe, Kent, CT21**

Wards
Helping you move forwards

Ground Floor

Approx. 68.0 sq. metres (732.1 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Accommodation

GROUND FLOOR

Porch
 Entrance Hall
 Cloakroom
 Dining Room: 12'9 x 7'7 (3.89m x 2.31m)
 Lounge: 21'8 (6.61m) x 12'1 (3.69m) narrowing to 8'8 (2.64m)
 Kitchen: 12'1 x 8'6 (3.69m x 2.59m)
 Utility/Shower Room: 8'7 maximum x 5'1 (2.62m x 1.55m)
 Guest/Family Room: 12'9 x 8'9 (3.89m x 2.67m)

FIRST FLOOR

Landing
 Bedroom 1: (L-shaped) 12'8 x 7'3 (3.86m x 2.21m) plus 7'9 x 13'4 (2.36m x 4.07m)
 Bedroom 2: 12'9 x 10'8 (3.89m x 3.25m)
 Bedroom 3: 12'9 x 8'9 maximum (3.89m x 2.67m)
 Bathroom

OUTSIDE

Garage & Parking to the Rear
 Rear Garden



Main features

- Lovely tree lined outlook and sea views to the front
- Large lounge, separate dining room and guest/family room on the ground floor
- Utility/shower room and downstairs cloakroom
- Modern fitted kitchen
- Main bedroom with dressing area
- Substantial mature, secluded, sunny aspect garden



Nearest Schools

Primary Schools: Saltwood CofE Primary 0.4 miles, Hythe Bay CofE Primary 0.7 miles
Secondary Schools: Brockhill Park Performing Arts College 1.0 miles, The Folkestone School for Girls 2.7 miles, The Harvey Grammar School 3.0 miles



Transport Information

Train Stations: Sandling 1.2 miles, Westenhanger 2.5 miles, Folkestone West High Speed Link 2.8 miles



Address

Tanners Hill Gardens, Hythe, Kent, CT21



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Hythe Branch 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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