



32 Cinque Ports Avenue, Hythe, Kent, CT21 6HP

EPC Rating = D

Guide Price £370,000





This exquisite two-bedroom end of terrace home is superbly located within WALKING DISTANCE TO BEACH and TOWN CENTRE. The property has been beautifully extended and modernized, resulting in a delightful living space that is both bright and airy perfect for family living and entertaining. Accommodation comprises: Ground floor - Entrance porch, hallway, Dining room, Kitchen open plan to living room with triple bi - folding glazed doors. First floor - Landing, bedroom one, bedroom two, bathroom/WC. Outside - Hard standing which provides parking to the side of the property. Good size attractive rear garden with large shed, decked terrace, paved terrace and gravel seating area, neat lawn, well stocked border beds. EPC Rating: D

**Guide Price £370,000**

**Tenure** Freehold

**Property Type** End of Terrace House

**Receptions** 2

**Bedrooms** 2

**Bathrooms** 1

**Parking** Parking for two vehicles (No dropped curb)

**Heating** Gas

**EPC Rating** D

**Council Tax** Band B

Folkestone And Hythe District Council





## Situation

The property is situated on 'Cinque Ports Avenue' moments from the sea front and close enough to walk to the bustling Hythe town centre which offers amenities including; Waitrose, Sainsbury's and (Aldi on the outskirts), wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately 4.5 miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Sandling (Approx. 1.6 miles) and Folkestone (Approx. 4.9 miles) has a direct connection to the High Speed service to London, with a journey time of 53 minutes. Channel Tunnel terminal is (Approx. 2.4 miles) The M20 connection to the motorway network is (Approx. 3.7 miles).

## Ground floor

### Entrance porch

### Hallway

### Dining room

11' 6" x 10' 6" (3.51m x 3.20m)

### Kitchen

16' 11" x 9' 11" (5.16m x 3.02m) Open plan to:

### Living room

14' 3" x 11' 1" (4.34m x 3.38m)

## First floor

### Landing

### Bedroom one

14' 2" x 10' 4" (4.32m x 3.15m)

### Bedroom two

14' 2" x 10' 4" (4.32m x 3.15m)

### Bathroom/WC

## Outside

### Garden

Good size attractive rear garden

Hard standing which provides parking to the side of the property



Approximate Gross Internal Area (Including Low Ceiling) = 85 sq m / 914 sq ft

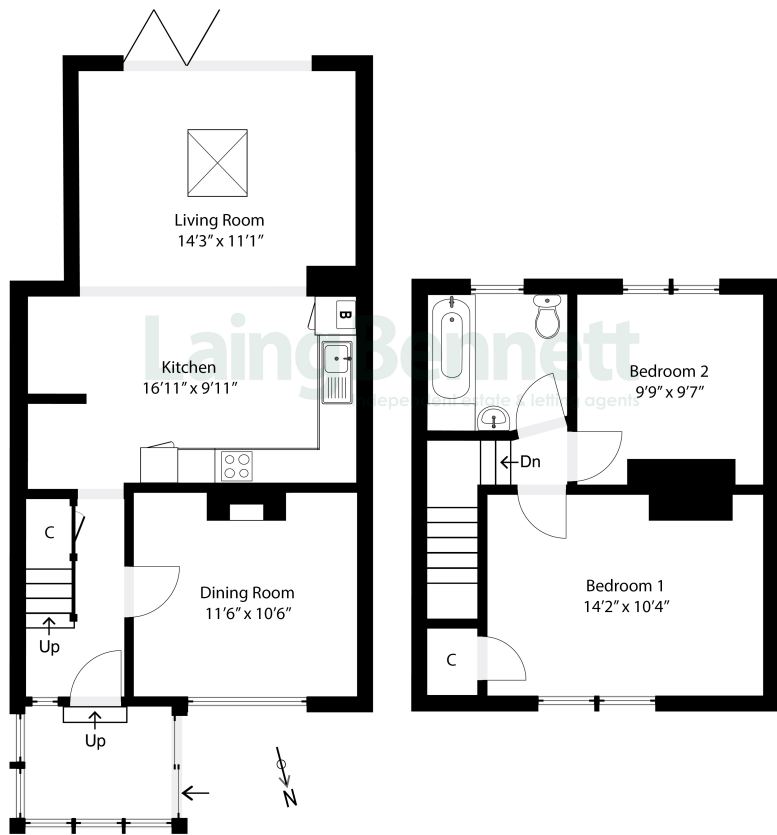
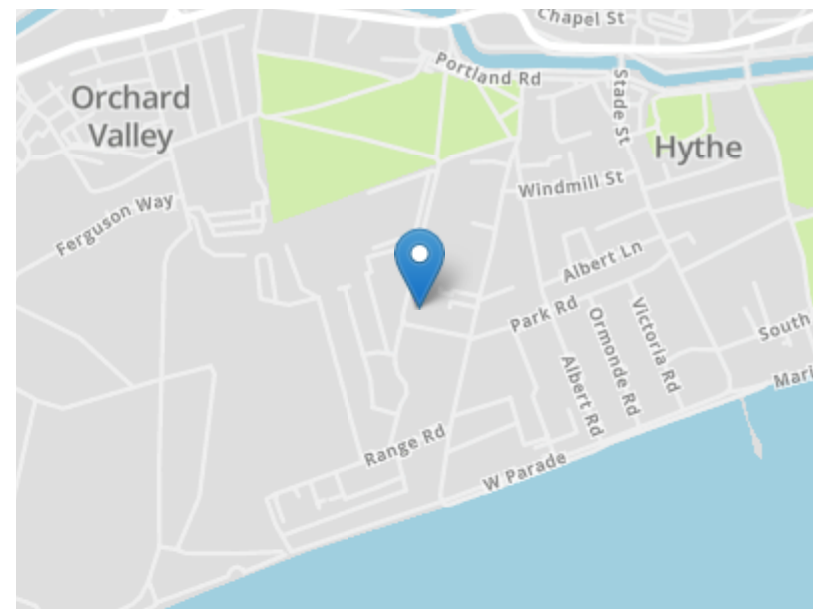


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location. © Unauthorised reproduction prohibited



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

The Estate Office  
8 Station Road  
Lyminge  
Folkestone  
Kent  
CT18 8HP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.