

# Laing Bennett

Residential sales

7 Marsh View, Hythe, Kent, CT21 6NP

Guide Price  
£399,950

EPC RATING: C

Sought  
After  
Cul de sac



A superb updated and extended semi detached home with spacious and bright accommodation, three bedrooms and a large loft room. The property benefits from a detached garage, driveway parking and attractive rear garden. Located to the far end in a quiet cul de sac and enjoying far reaching views over 'The Roughs'. Accommodation comprises: Ground floor - Entrance porch leading to spacious hallway, shower room/WC, kitchen, spacious living room with feature fireplace fitted with electric fire, wide walk through opening to light and bright triple aspect dining room with French doors leading to garden. First floor - Spacious bedroom one with built in wardrobe cupboard, two further bedrooms, landing with stairs to spacious Loft room. Outside - There is parking for several cars as well as a single garage. To the rear there is a delightful rear garden, laid to lawn with a paved sun terrace. EPC Rating = C



### Situation

The property is situated to the West of Hythe, to the far end of a quiet cul de sac ". Approx 1.5 miles to the East the bustling Cinque Port of Hythe is found. Hythe offers amenities including; Waitrose, Sainsbury's and Aldi, a 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 (Approx 4.9 miles) to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of artists studios and creative businesses, as well as a wide range of amenities such as a 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 Folkestone with a direct connection to the high-speed service to London with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 5 miles) The M20 connection to the motorway network is (Approx. 4.7 miles)

### The accommodation comprises

#### First floor

#### Entrance porch

#### Hallway

#### Living room

16' 2" x 11' 11" (4.93m x 3.63m)

#### Dining Room

12' 7" x 9' 2" (3.84m x 2.79m)



## Kitchen

11' 11" x 9' 3" (3.63m x 2.82m)

## Shower room/WC

## First floor

## Landing

## Bedroom one

16' 1" x 12' 1" (4.90m x 3.68m)

## Bedroom two

8' 9" x 8' 2" (2.67m x 2.49m)

## Bedroom three

8' 9" x 7' 8" (2.67m x 2.34m)

## Second floor

## Spacious attic room

16' 2" x 11' 10" (4.93m x 3.61m)

## Outside

## Garage

15' 1" x 8' 3" (4.60m x 2.51m) There is parking for several cars as on the driveway which gives access to the detached garage..

## Garden

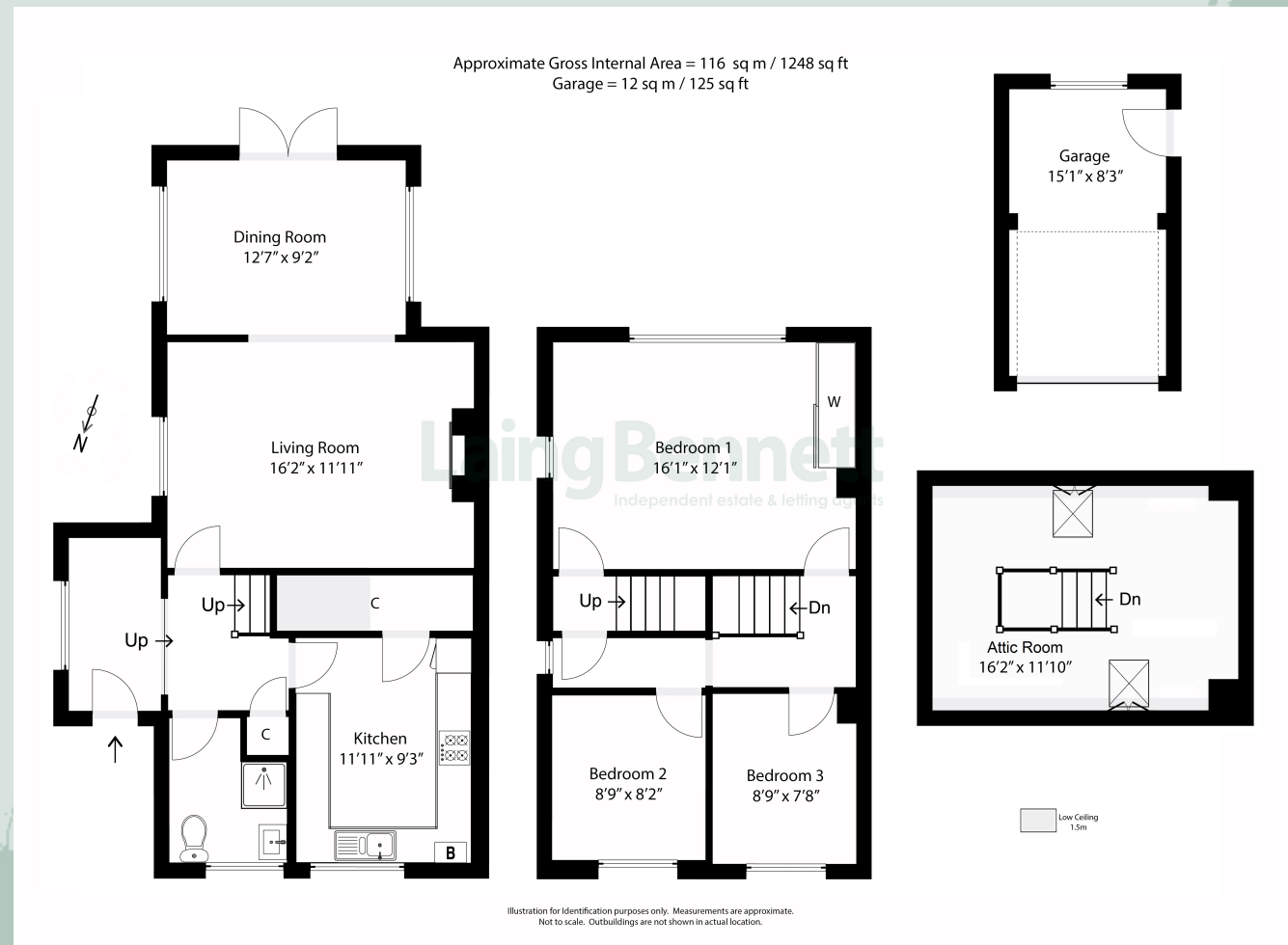
Attractive ear garden, laid to lawn with a paved sun terrace.

## Heating

Gas

## Council Tax Band

Folkestone And Hythe District Council (Band C)







## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

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



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