

Laing Bennett

Residential sales

39 Frampton Road, Hythe, Kent, CT21 6JW

Guide Price £355,000

EPC RATING: D

Beautifully
Refurbished
Home

A fantastic opportunity to purchase a most stylish home offering spacious and elegant accommodation. The property has been refurbished to the highest of standards with high quality fixtures and fittings yet retaining many character features such as high ceilings, original fireplaces and cornicing. Accommodation comprises: Ground floor - Entrance hall with walk through opening to the impressive dining room which is open plan to the living room with attractive fireplace as well as built in cupboards and shelving to adjacent alcoves, deep bay window with shutters bathing the room in natural light. This property is 'perfect' for any family or friend gathering, be it cooking a simple family supper or a larger celebratory gathering. The kitchen is beautifully fitted out giving it a modern yet timeless feel, featuring a butler sink and impressive gas cooking range. French doors lead to the rear garden. First floor - Split level landing, bedroom one with original feature fireplace as well as built in wardrobe cupboards to adjacent alcoves, bedroom two with original feature fireplace, luxurious large shower room/bathroom/WC. Outside - Attractive frontage with neat gravel set behind low wall and path to front door. The rear garden has a delightful sun terrace, well stocked raised border bed, neat lawn, gravel path, shed and gate leading to rear access: EPC RATING: D



Situation

This property is situated in the popular 'Frampton Road' in Hythe. The town is a cinque port with a bustling centre which is brimming with bespoke shops, coffee shops, pubs and restaurants. There is a Waitrose, Aldi and Sainsbury's in the town. The property is also conveniently close to the High Street, Royal Military Canal and beach. Folkestone lies to the East with High Speed Rail service to London, with a journey time to St Pancras of less than an hour. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are within easy reach. There are great bus services to many wonderful destinations such as the Cathedral City of Canterbury (approximately 18 miles) and the historic town of Rye (approximately 22 miles).



The accommodation comprises

Ground floor

Entrance hall

Living room

13' 6" x 10' 7" (4.11m x 3.23m) Open plan to:

Dining room

13' 11" x 11' 9" (4.24m x 3.58m)

Kitchen

14' 9" x 8' 3" (4.50m x 2.51m)

First floor

Landing

Bedroom one

13' 9" x 11' 1" (4.19m x 3.38m)

Bedroom two

11' 10" x 8' 9" (3.61m x 2.67m)

Luxury bath/shower room/WC

Outside

Frontage and rear garden

Attractive frontage with neat gravel set behind low wall and path to front door. The rear garden has a delightful sun terrace, well stocked raised border bed, neat lawn, gravel path, shed and gate leading to rear access

Council Tax Band

Folkestone And Hythe District Council (Band B)

Heating

Gas



Approximate Gross Internal Area (Including Low Ceiling) = 82 sq m / 879 sq ft

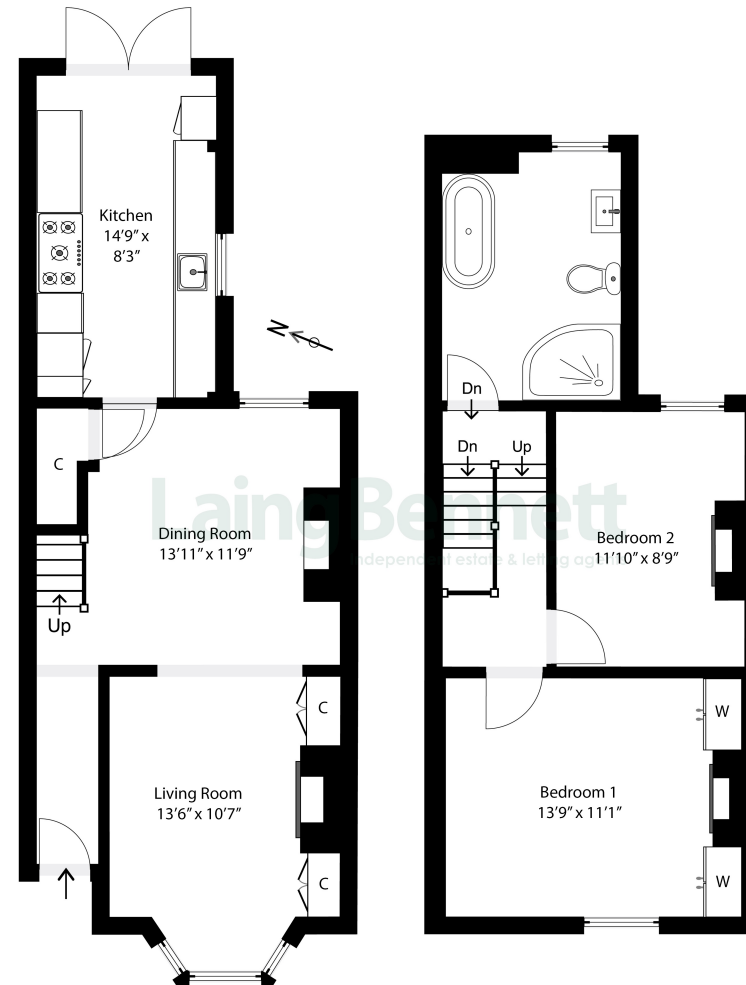
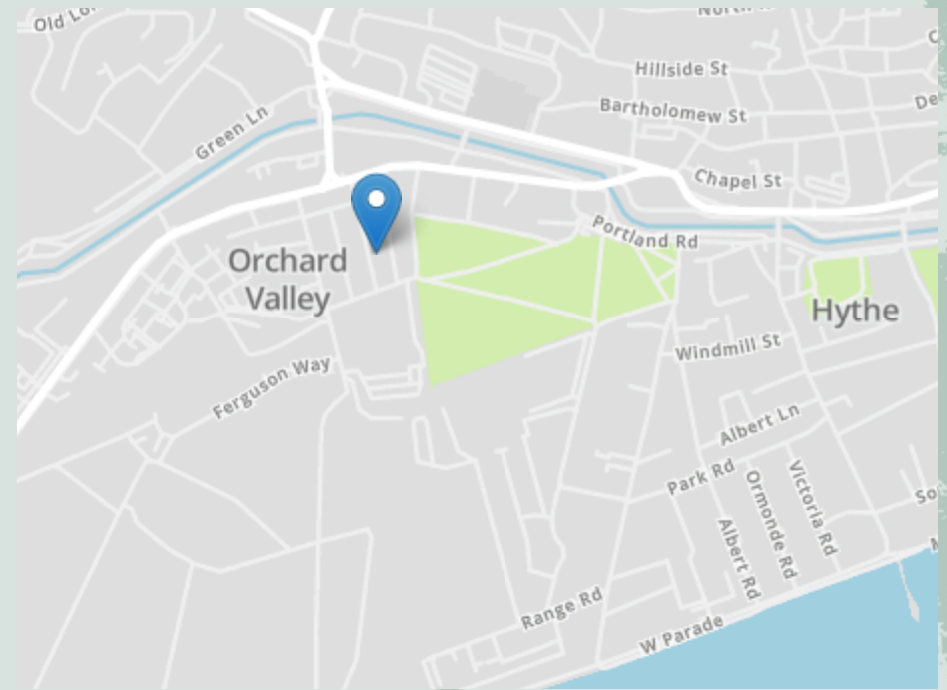


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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.