





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

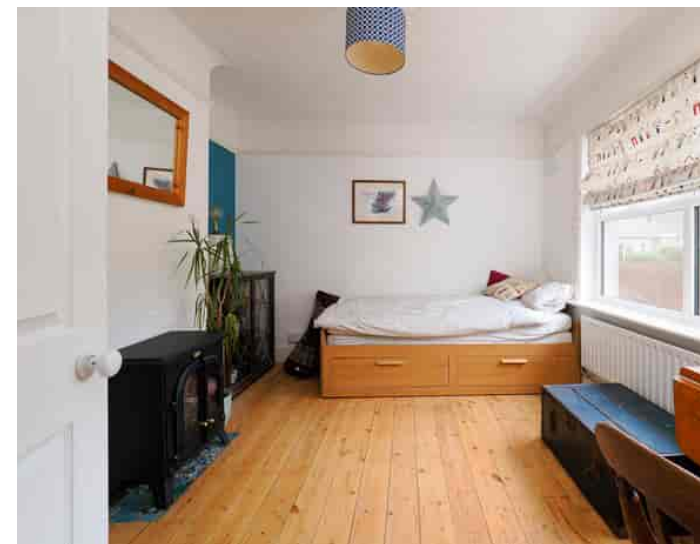
Council Tax Band B

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 (No dropped curb)





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

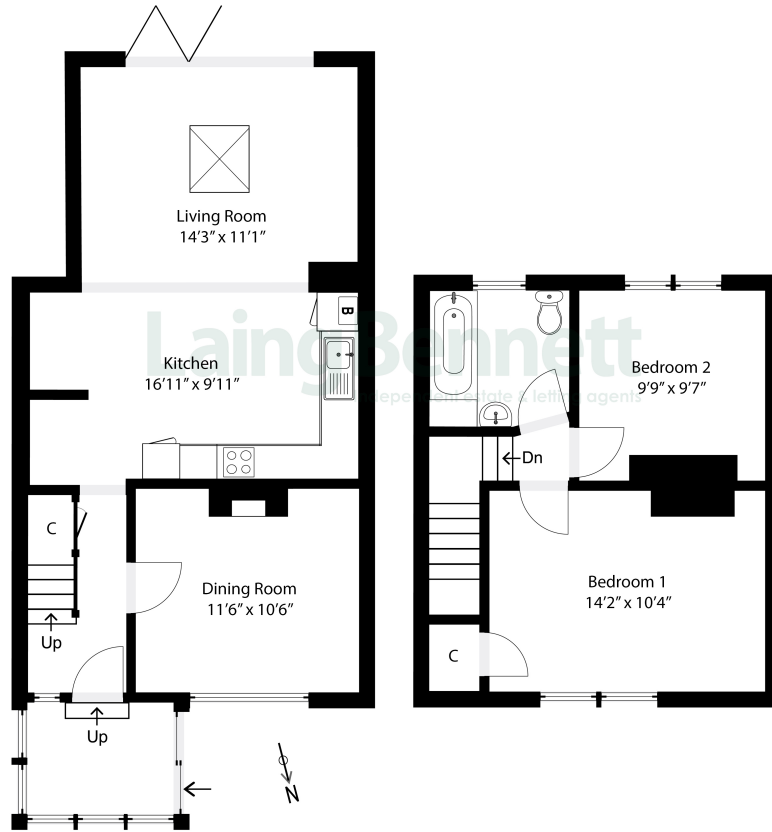
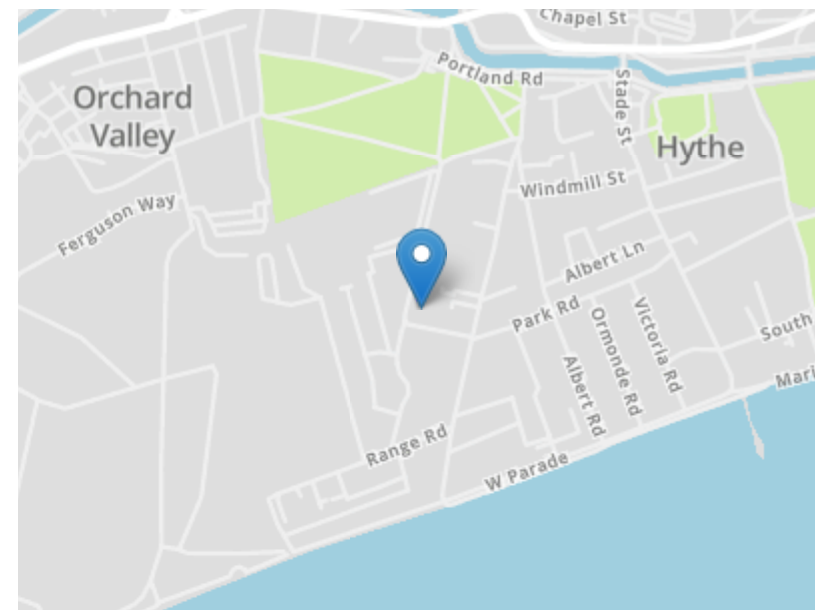


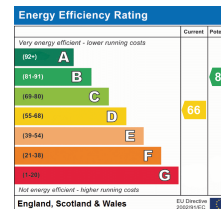
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