







This individual three bedroom detached house enjoys a prominent position close to Hythe town centre, offering stunning views over the town and out to sea. The ground floor accommodation features an inviting entrance hallway, a spacious living room that flows into a dining room with large bay window, a well-appointed kitchen/breakfast room, a utility room, a sunroom, and a convenient wet room/WC. On the first floor, there is a landing, three double bedrooms, a balcony with far-reaching views of the coastline, and the main bathroom. Outside, the property boasts an attractive frontage with a driveway to the side. A delightful, mature and well kept south facing rear garden, complete with raised decking seating area and a modern detached cabin/studio. EPC RATING = D

**Guide Price £715,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 2

**Parking** Driveway

**Heating** Gas

**EPC Rating** D

**Council Tax** Band E

Folkstone & Hythe District Council



## Situation

This property is situated in popular 'Station 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/dining room

22' 4" x 15' 6" (6.81m x 4.72m)

#### Kitchen

10' 5" x 9' 11" (3.17m x 3.02m)

#### Garden room

15' 2" x 8' 9" (4.62m x 2.67m)

#### Utility room

8' 6" x 5' 10" (2.59m x 1.78m)



**WC/Shower room**

**First floor**

**Landing**

**Bedroom one**

15' 5" x 9' 11" (4.70m x 3.02m)

**Bedroom two with walk-in wardrobe**

12' 10" x 10' 11" (3.91m x 3.33m)

**Bedroom three**

11' 0" x 9' 5" (3.35m x 2.87m)

**Balcony**

**Bathroom**

**Outside**

**Front garden**

**Driveway from side road**

**Enclosed south facing rear garden**

**Detached cabin/studio**

13' 4" x 9' 3" (4.06m x 2.82m)







Approximate Gross Internal Area (Including Low Ceiling, Excluding Balcony) = 128 sq m / 1382 sq ft  
 Outbuildings = 11 sq m / 123 sq ft

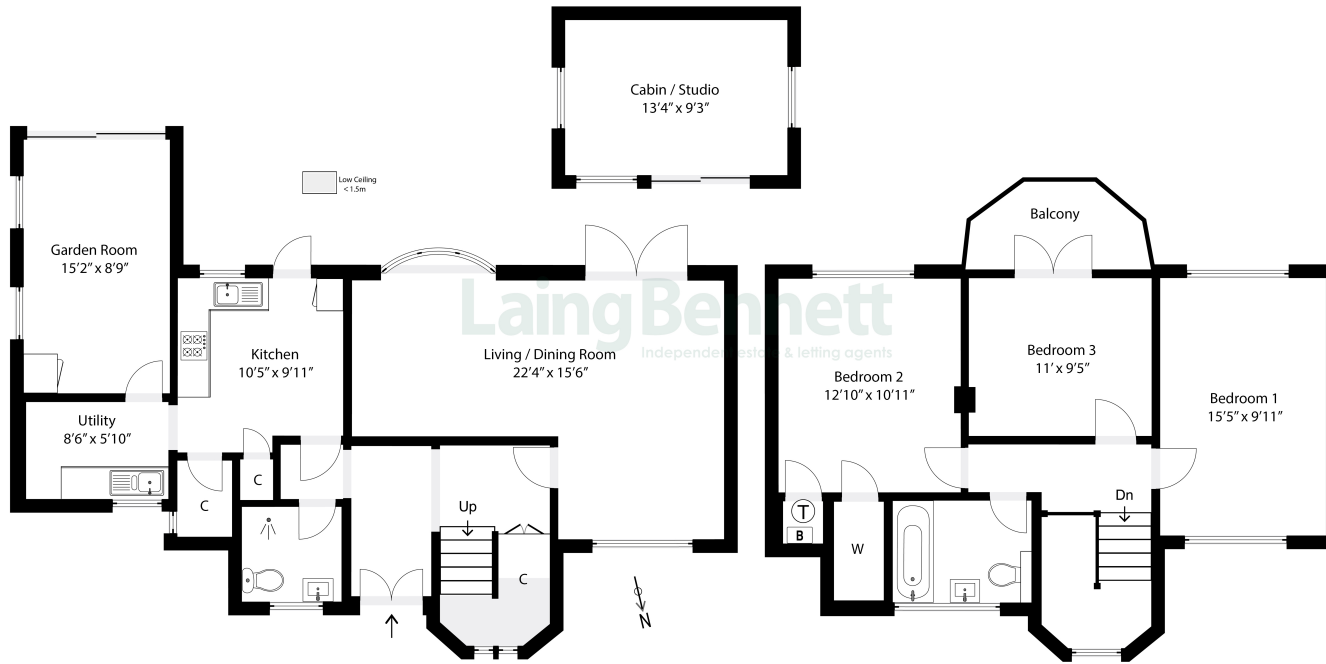
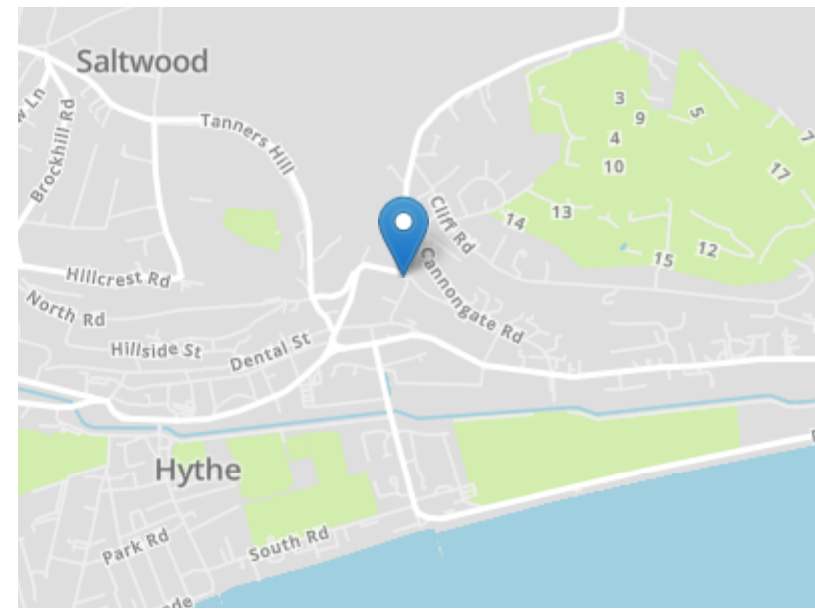


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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