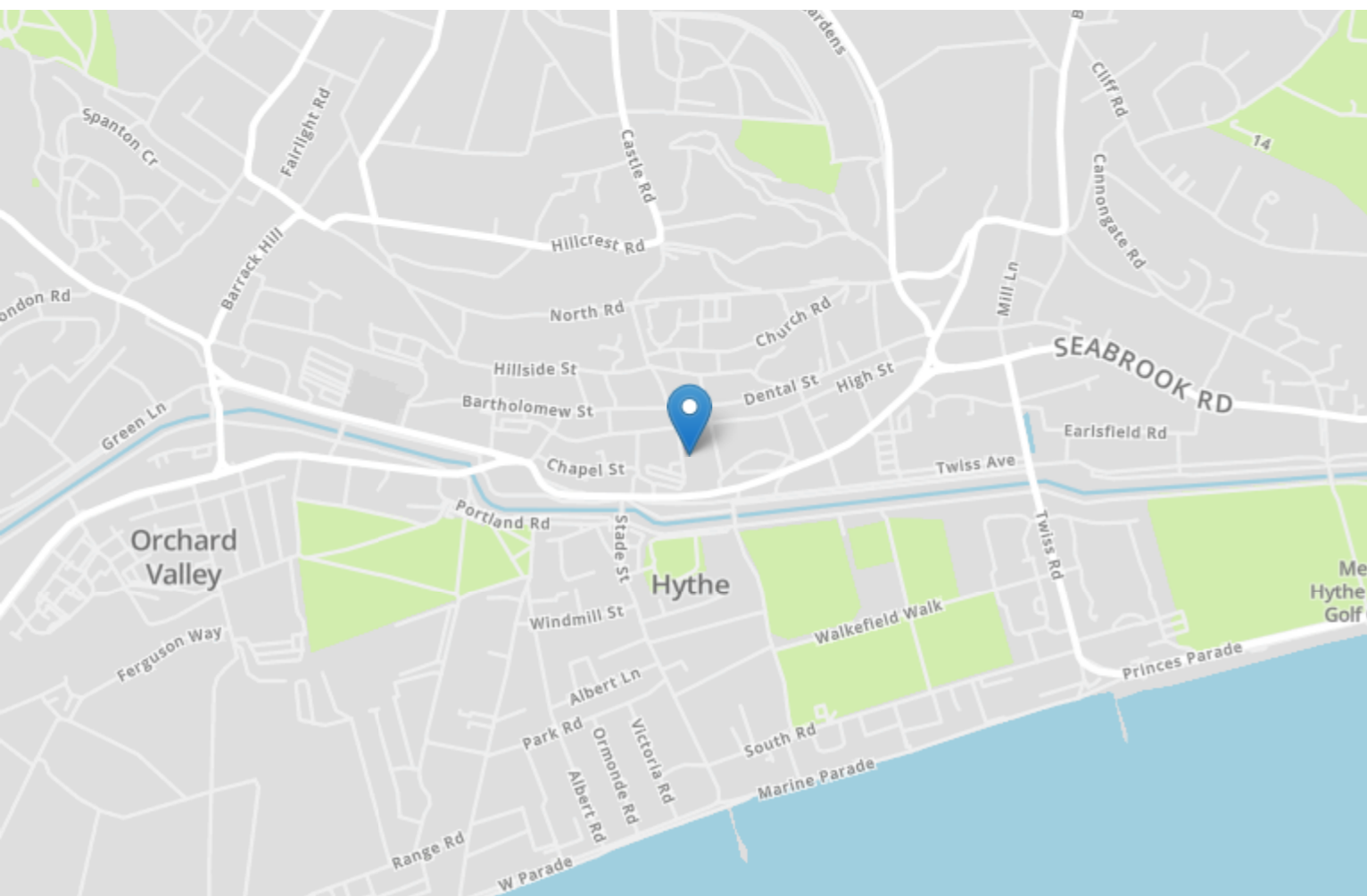


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



### 3 The Tile House Mount Street

Hythe  
CT21 5NT

**£325,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your cosy two bedroom cottage in the charming town of Hythe. Situated in a peaceful neighbourhood, this home offers off-road parking and a quaint courtyard garden for outdoor relaxation. The property is also offered with NO ONWARD CHAIN

Inside, you'll find a spacious living area perfect for unwinding after a long day. This leads onto the kitchen which accesses the Courtyard garden. The large shower room provides convenience and modern comfort.

Located close to local shops and amenities, everything you need is just a stone's throw away. And with the Hythe Canal and Beach nearby, you can enjoy leisurely strolls along the

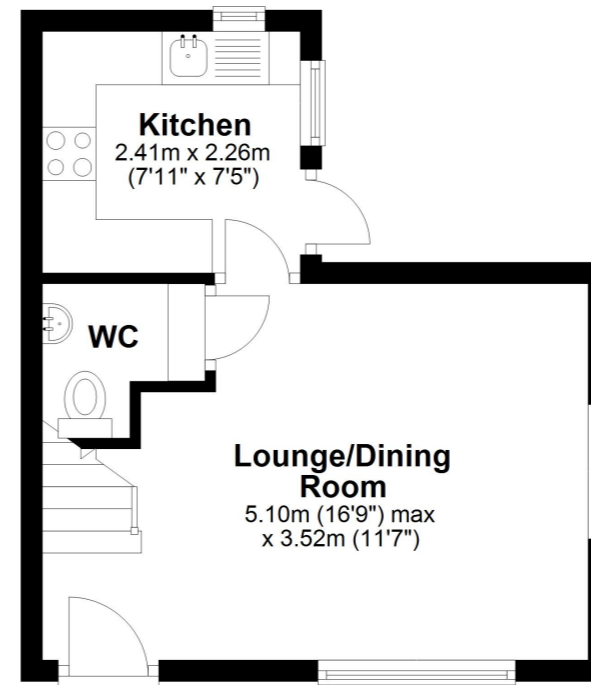


Don't miss out on this opportunity to own your dream home in the picturesque town of Hythe.

To book your viewing, Call Burnap + Abel on 01303258590.

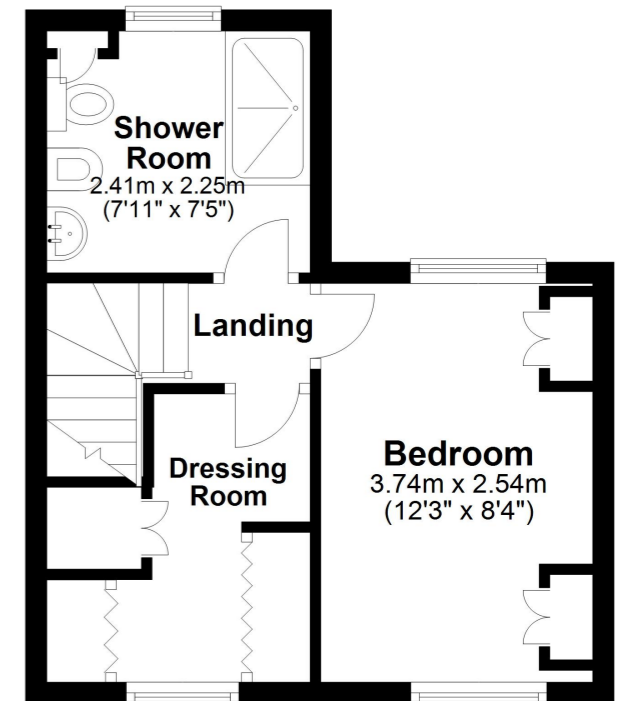
### Ground Floor

Approx. 23.6 sq. metres (254.5 sq. feet)



### First Floor

Approx. 24.9 sq. metres (267.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

