

8 The Dene Hillside Street, Hythe, Kent, CT21 5DH

TO LET £1,200 PCM

EPC RATING: C

8 THE DENE

Holding  
Deposit  
£276.00

A well presented 2 bedroom house which is set a short distance from the High Street, in the heart of the town. It comprises of; entrance hallway, WC, living room with south facing balcony, fully fitted kitchen with electric double oven and hob. On the first floor is two double sized bedrooms both with built-in wardrobes and a modern fitted bathroom. The property also benefits from panoramic views overlooking the communal gardens, gas central heating and double glazing as well as a garage and off street parking for one car. EPC RATING = C

**Key Features** • 2 Bedroom terraced house

- Walking distance to High Street
- Modern fitted bathroom suite
- Two double sized bedrooms with built-in wardrobes
- Balcony
- Communal gardens
- Panoramic views
- Gas central heating

**Heating** Gas

**Deposit** £1384.00

**Council Tax Band** Band D = Folkestone & Hythe District Council

**The accommodation comprises of**

**Ground floor**

Entrance hallway

WC

**Living room** 14'7" x 17'3" (4.45m x 5.26m)

**Kitchen**

**First Floor**

**Bedroom one** 14'7" x 10'2" (4.45m x 3.10m)

**Bedroom two** 14'7" x 10'11" (4.45m x 3.33m)

**Bathroom** 6'7" x 8'1" (2.01m x 2.46m)

**Outside**

**Balcony overlooking communal garden**

**Holding Deposit** If you wish to apply for this property then you will be required to pay a Holding Deposit which is equal to 1 weeks rent to reserve the property while your referencing takes place. Please ask our staff for further details of other fees which may become payable during the lifetime of your tenancy.



## 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)

