Laing Bennett
Residential sales

46 Horn Street, Hythe, Kent, CT21 5SR

Guide Price £305,000

EPC RATING: E

Beautifully Presented Throughout

Nestled between the coastal towns of Folkestone and Hythe, this charming two bedroom end of terrace house offers the perfect blend of period charm and modern comfort. Step inside and be greeted by a beautifully updated period home. The living room has a cosy ambience with a wood-burning stove. The bright and airy modern kitchen. There is a utility room and well appointed bathroom. Upstairs, the first floor boasts two double bedrooms. Outside, the enclosed rear garden is a peaceful retreat with patio areas, lush lawn, and mature borders, perfect for outdoor entertaining. Double glazing and gas central heating. Don't miss the opportunity to make this charming property with updated interiors and delightful garden your home. EPC RATING = E

Situation

The property is situated on 'Horn Street'. The bustling Cinque Port of Hythe is situated (Approx 2 miles) away and offers amenities including; Waitrose, Sainsbury's and Aldi, a 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 seafront and the Royal Military Canal are a further attraction to the town. The Port town of Folkestone is situated (Approx 3 miles) away 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 Folkestone (Approx 3 miles) with a direct connection to the High-Speed service to London with an approximate journey time of 53 minutes. Channel Tunnel terminal is (Approx. 3.7 miles) The M20 connection to the motorway network is (Approx. 1 mile).

The accommodation comprises

Ground floor

Living room
14' 1" x 14' 1" (4.29m x 4.29m)

Kitchen/Dining room
14' 1" x 11' 0" (4.29m x 3.35m)

Utility
6' 8" x 5' 8" (2.03m x 1.73m)

Bathroom

First floor

Bedroom one
14' 0" x 11' 1" (4.27m x 3.38m)

Bedroom two
14' 0" x 10' 11" (4.27m x 3.33m)

Outside

Frontage and side access

Enclosed rear garden
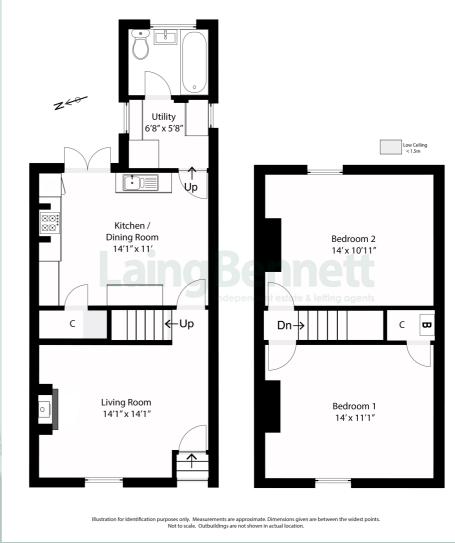Patio areas and lawn with a raised border.

Heating
Gas

Council Tax Band
Folkestone & Hythe - Band B

Approximate Gross Internal Area (Including Low Ceiling) = 73 sq m / 785 sq ft

Low Ceiling
< 1.5m

Utility
6'8" x 5'8"

Up

Kitchen /
Dining Room
14'1" x 11'

Bedroom 2
14' x 10'11"

C

Up

Dn

C

B

Living Room
14'1" x 14'1"

Bedroom 1
14' x 11'1"

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

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www.laingbennett.co.uk