



36 Frampton Road, Hythe, Kent, CT21 6JP

EPC Rating =

Guide Price £379,950





This beautifully presented three-bedroom period home is located in a highly sought-after area, close to the beach, Royal Military Canal, and High Street. Recently updated, the property features an inviting sitting room that opens into a spacious dining room, a large kitchen, a study area, and a downstairs cloakroom with a double shower. Upstairs, there are three well-sized bedrooms and an additional shower room/WC. The rear garden has been thoughtfully landscaped, offering a tranquil outdoor space. Additionally, the property includes a charming summerhouse/studio with power and light, as well as a wooden shed for extra storage. EPC Rating: C



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**Tenure** Freehold

**Property Type** Terraced House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 2

**EPC Rating** TBC

**Council Tax** Band B

Folkestone And Hythe District Council

## Situation

The property is situated on 'Frampton Road' 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. 4.8 miles) The M20 connection to the motorway network is (Approx. 3.7 miles).



## Accommodation comprises

### Ground floor

#### Hallway

#### Living room

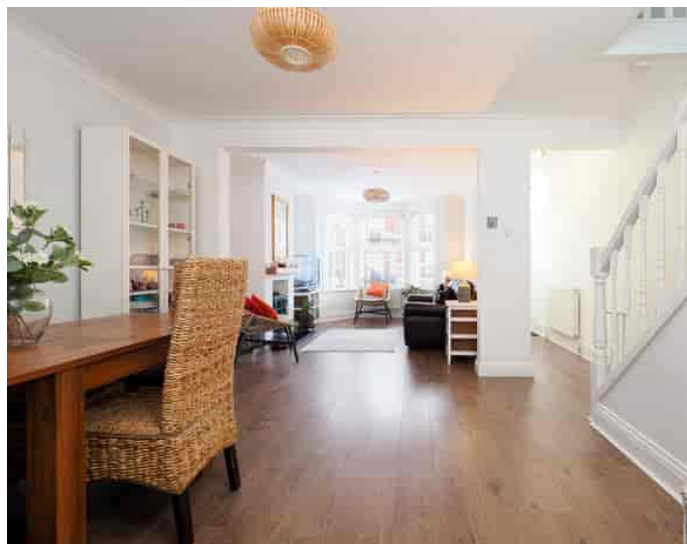
13' 1" x 10' 9" (3.99m x 3.28m)

#### Dining room

14' 2" x 10' 8" (4.32m x 3.25m)

#### Kitchen

16' 7" x 8' 3" (5.05m x 2.51m)



## Ground floor shower room/WC

### First floor

#### Landing

#### Bedroom one

14' 2" x 10' 9" (4.32m x 3.28m)

#### Bedroom two

10' 9" x 8' 11" (3.28m x 2.72m)

#### Bedroom three

10' 2" x 8' 5" (3.10m x 2.57m)

#### Shower room/WC

### Outside

#### Garden with rear access gate

#### Cabin

9' 4" x 7' 3" (2.84m x 2.21m)

#### Shed

8' 10" x 6' 10" (2.69m x 2.08m)







Approximate Gross Internal Area (Including Low Ceiling) = 91 sq m / 976 sq ft  
Outbuildings = 12 sq m / 128 sq ft

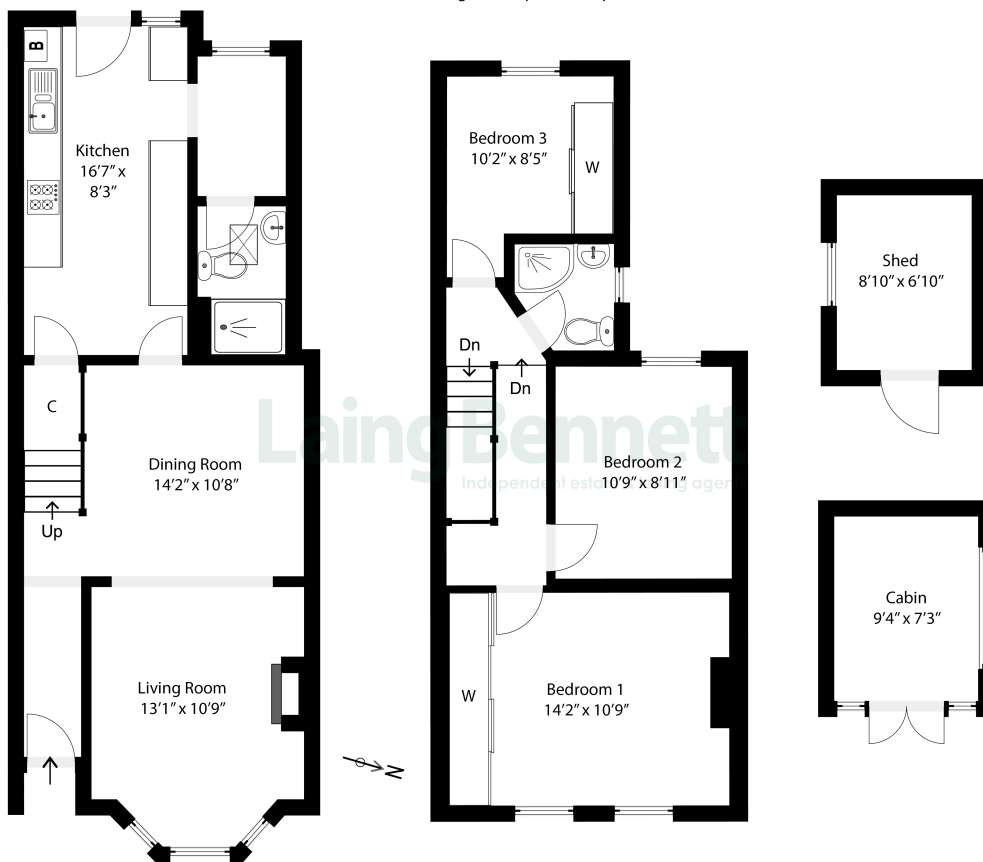
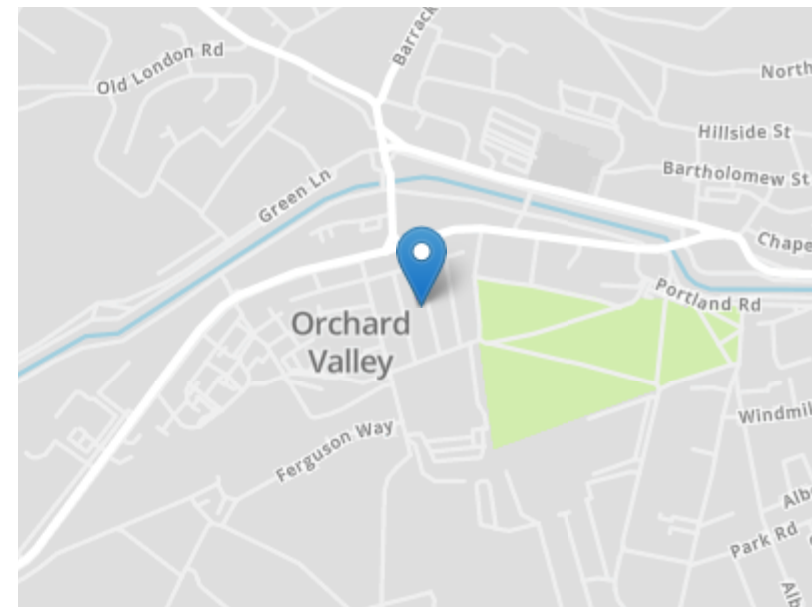


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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