











A highly desirable home situated in an elevated location close to the High Street in the coastal town of Hythe. This charming two double bedroom end of terrace house is part of a sought-after development that features its own patio/terrace and access to well-maintained communal gardens. The accommodation comprises: ground floor – entrance hall, living/dining room, fitted kitchen and cloakroom/WC. First floor – landing, two large double bedrooms both with fitted wardrobes, and bathroom. The property offers stunning sea and town rooftop views from the rear, providing a wonderful vista. Set back from the road, the front of the house is accessed via a path bordered by mature communal gardens. Additional benefits include an en bloc garage for secure parking and storage. With no forward chain, this property presents an excellent opportunity for owner occupation or an investment purchase. EPC RATING = D

**Guide Price £365,000**

**Tenure** Freehold

**Property Type** Terraced House

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 1

**Parking** Garage on block

**Heating** Gas

**EPC Rating** D

**Council Tax** Band D

Folkestone & Hythe



## Situation

This property is in 'The Dene' set in the sought after location of 'Hillside Street' close to the High Street. 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 and Sainsbury's. The property is conveniently close to the High Street, Royal Military Canal and beach. The village of Saltwood is only a short distance up the hill offering an active village community, newsagents/general store, The Castle Hotel, Michelin star restaurant, village hall, highly regarded primary and secondary schools, the latter with performing art status.

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

17' 0" x 14' 8" (5.18m x 4.47m)





### **Kitchen**

11' 0" x 7' 5" (3.35m x 2.26m)

### **Cloakroom/WC**

### **Frist floor**

#### **Landing**

#### **Bedroom one**

14' 8" x 11' 0" (4.47m x 3.35m)

#### **Bedroom two**

14' 7" x 10' 4" (4.45m x 3.15m)

### **Bathroom**

### **Outside**

Front path and communal borders

Private patio/terrace area with steps to:

Communal garden with lawn and mature borders,  
rear access to Dental Street

### **En bloc garage**

17' 9" x 9' 0" (5.41m x 2.74m)

### **Agent note**

This property pays an annual service charge for the the upkeep of the communal gardens and grounds which is currently £635.00. This is managed by Vaughan Hammond of Hythe.













Approximate Gross Internal Area (Including Low Ceiling) = 85 sq m / 912 sq ft  
 Garage = 15 sq m / 161 sq ft

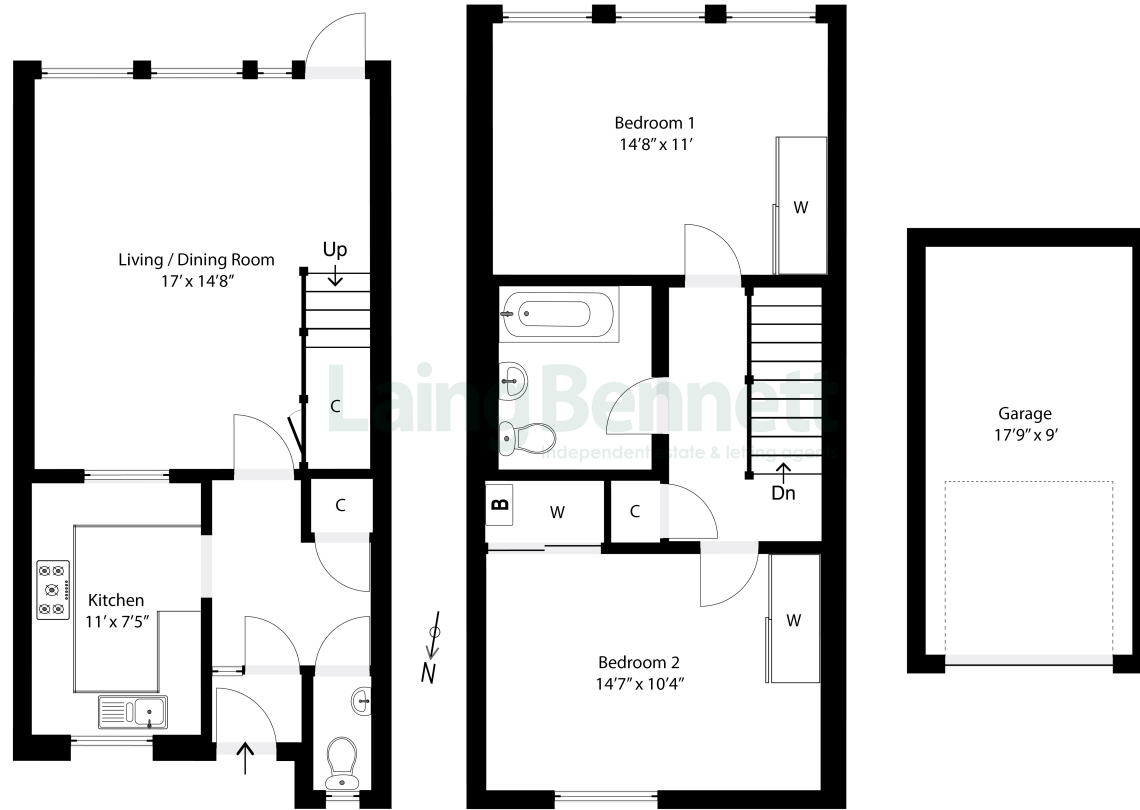
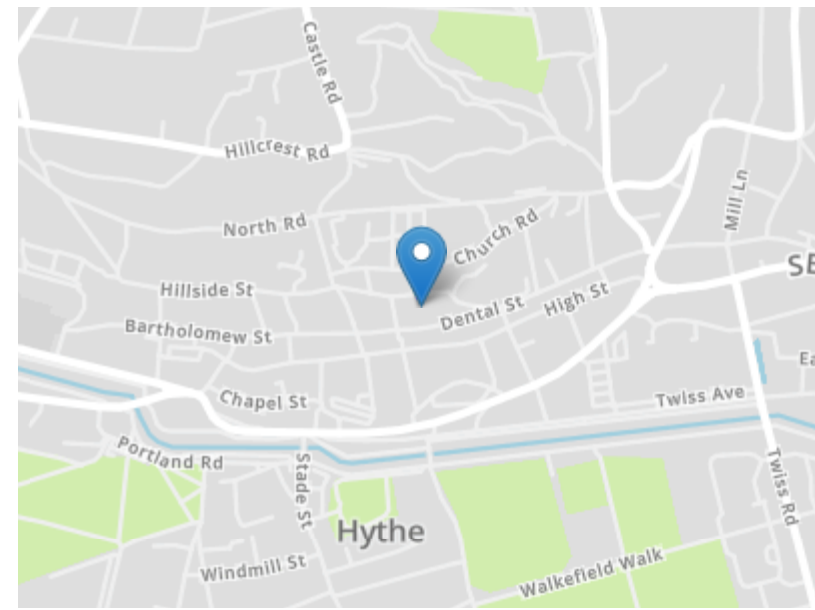


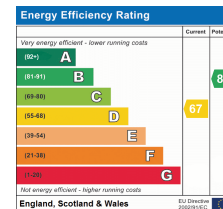
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

The Estate Office  
 8 Station Road  
 Lyminge  
 Folkestone  
 Kent  
 CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.