

Laing Bennett

Residential sales

HILL VIEW
TERRACE

3 Hillview Terrace, Westfield Lane, Etchingill, Folkestone, Kent, CT18 8BX

Guide Price £385,000

EPC RATING: C

Beautifully
Presented
Home

A charming, beautifully presented three-bedroom mid-terrace home tucked away in a tranquil position away from passing traffic. On entering the property you will be greeted by a welcoming, modern and spacious kitchen/breakfast room with a light lantern which bathes the room in natural light. French doors lead you through to the dining room which is tastefully presented, and seamlessly integrates with the living room in an open-plan layout. The living room features a contemporary fireplace with coal effect gas fire and French doors lead out to the garden. The hall benefits from an under stairs cupboard providing storage. The modern ground floor bathroom/WC adds to the contemporary feel of the home. Upstairs, bedroom one boasts an original feature fireplace and built-in wardrobe range, offering both style and practicality. This bedroom also provides breathtaking views over the surrounding countryside and the nearby golf course. Bedroom two also features an original charming fireplace, adding character to the space. Bedroom three is the last of the well presented bedrooms this stunning offers. Outside to the front of the property, there is a lawn bordered with hedging and plants, useful garden shed and sun terrace. The rear garden is a particularly attractive, featuring a raised sun terrace with easy steps down to a neatly laid lawn with further sun terrace to the far end of the garden. EPC Rating = C



Approximate Gross Internal Area (Including Low Ceiling) = 97 sq m / 1047 sq ft

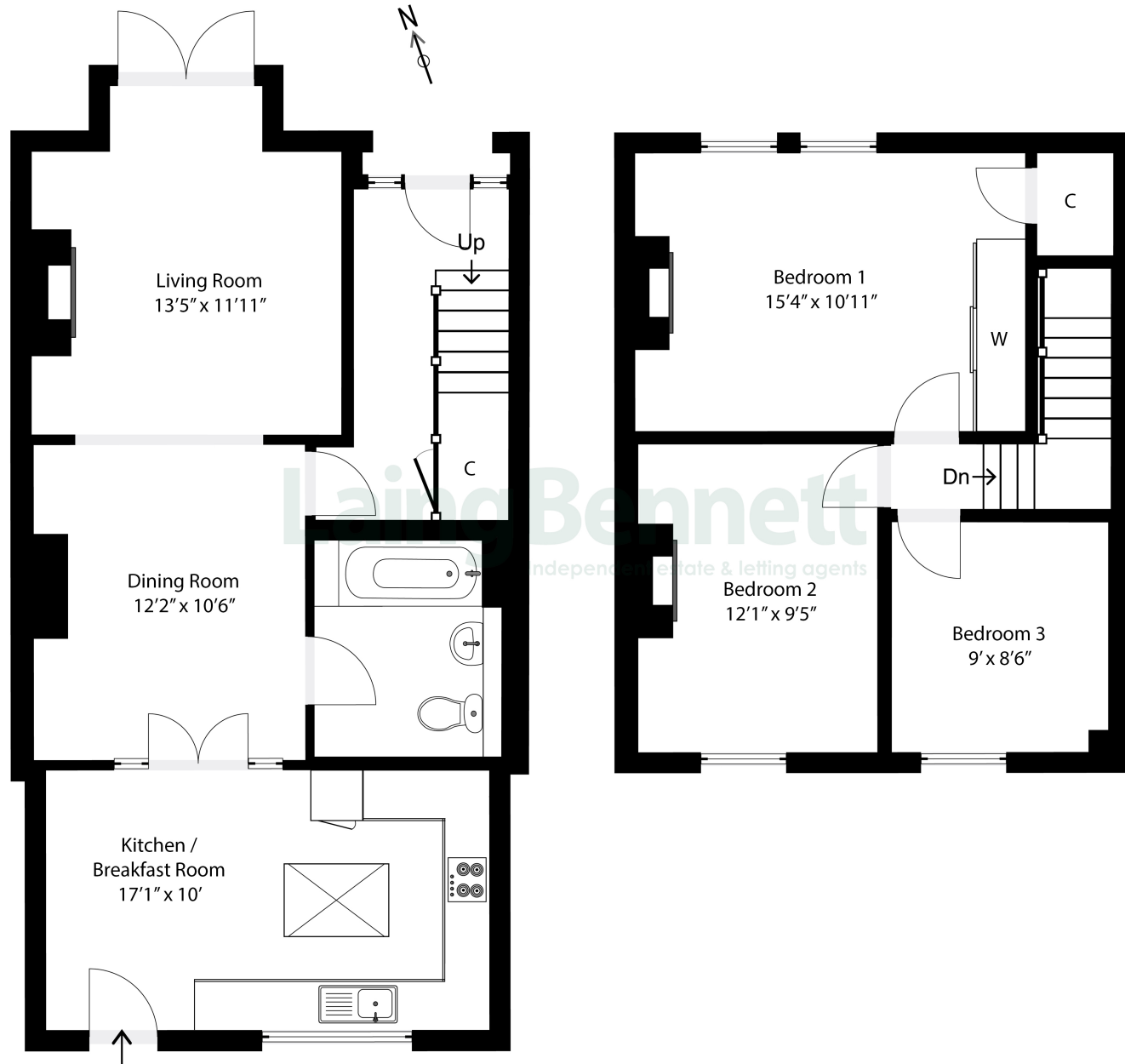


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

The village of Etchinghill nestles in an Area of Outstanding Natural Beauty with easy access to the North Downs Way and other beautiful walks. It has a semi-rural feel with lush countryside all around, yet is under 4 miles from the coast. At the centre is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club which offers a bar and menu to choose from. A number of clubs and societies make good use of the village hall and there are good bus links to Canterbury and Folkestone. A mile away is Lyminge village offering a Post Office & convenience shop, hairdressers, two Doctors surgeries, chemist and Primary School.

The nearby coastal town of Folkestone has two mainline railway stations with High-Speed services to London in under an hour. The town is home to 'The Creative Quarter', a thriving collection of artists' studios and creative businesses, and the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors.

Just three miles away is the Cinque Port of Hythe which has a bustling centre brimming with independent shops, restaurants and coffee shops where you can sit back and watch the world go by. Set between the beaches and the town is the Royal Military Canal which runs to the historic town of Rye. Most of the popular supermarkets are nearby and Hythe itself offers Waitrose, Sainsbury's and Aldi. The M20 motorway and Eurotunnel are just two miles away.

The accommodation comprises

Ground floor

Entrance hall

Dining room

12' 2" x 10' 6" (3.71m x 3.20m) being open plan to:





Living room

13' 5" x 11' 11" (4.09m x 3.63m)

Kitchen/Breakfast room

17' 1" x 10' 0" (5.21m x 3.05m)

Bathroom/WC

First floor

Landing

Bedroom one

15' 4" x 10' 11" (4.67m x 3.33m)

Bedroom two

12' 1" x 9' 5" (3.68m x 2.87m)

Bedroom three

9' 0" x 8' 6" (2.74m x 2.59m)

Outside

Garden

Attractive front and rear garden

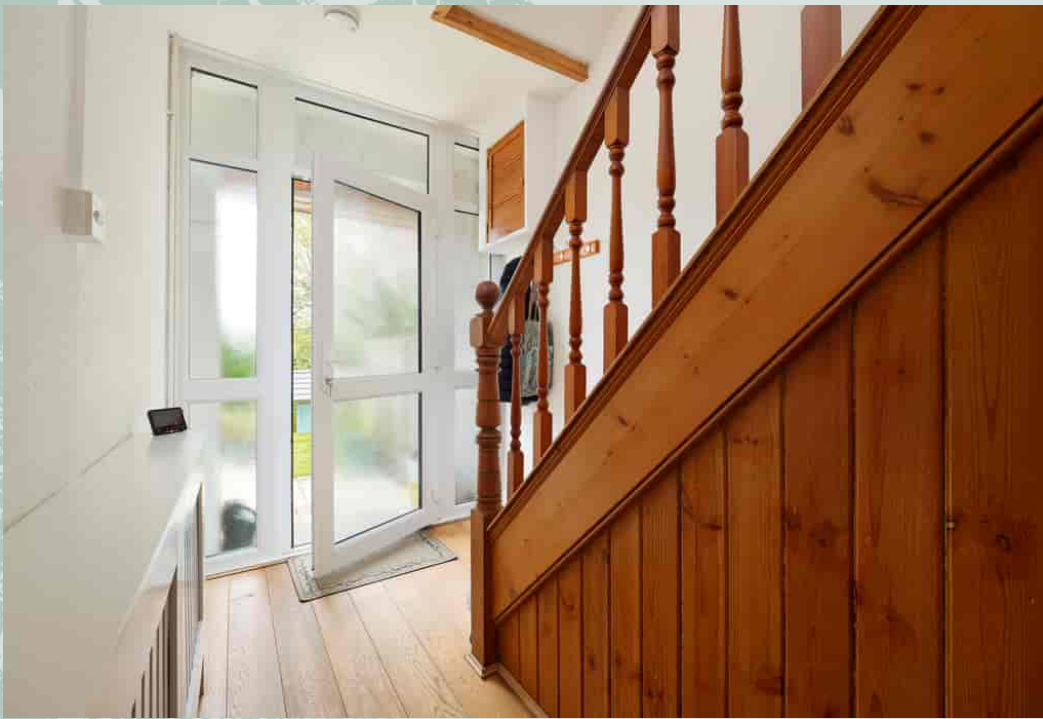
One allocated parking space

Heating

Gas









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

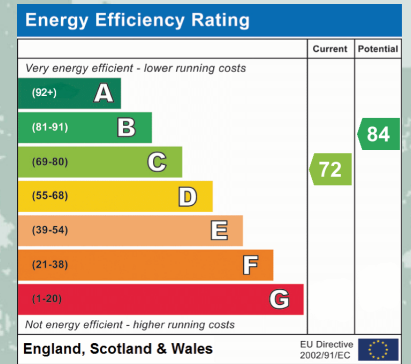
Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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.