

**30 Sene Park, Hythe, Kent, CT21 5XB**

**Offers Over £500,000**

**EPC RATING: D**

**Stunning  
Views**

An architect designed stylish and recently updated bungalow, set in the most prestigious and sought-after location. The property is beautifully presented being tucked away from passing traffic offering peace and tranquillity. Skylights throughout the home allow natural light to flood through the property and the living room enjoys pretty views over the garden, Hythe and the coastline beyond. The stunning gardens wrap perfectly around the property and are simply delightful, being well stocked with a wide variety of plants, shrubs and trees. Accommodation comprises: spacious entrance hall, sitting room/dining room, kitchen, two double bedrooms, bathroom and separate cloakroom. Outside a delightful mature garden wraps around the property. There is also a double garage and driveway. EPC RATING = D



### **Situation**

This property is well situated nestled in a tucked away position of the prestigious development 'Sene Park' in the coastal town of Hythe. A reasonable walk to the town. Hythe 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. There is a mainline railway station 'Sandling Station' (Approx. 1 mile) with direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Channel Tunnel terminal is Approx. 4 miles. M20 Approx. 2 miles.

### **The accommodation comprises**

#### **Ground floor**

#### **Spacious entrance hall**

#### **Living/dining room**

23' 6" x 12' 6" (7.16m x 3.81m)

#### **Kitchen**

9' 11" x 9' 3" (3.02m x 2.82m)

## Cloakroom

## Bedroom one

12' 10" x 12' 7" (3.91m x 3.84m)

## Bedroom two

9' 11" x 9' 3" (3.02m x 2.82m)

## Outside

## Gardens

Beautiful well stocked gardens wrap around the property.

## Garage and driveway

18' 8" x 14' 2" (5.69m x 4.32m) Double garage with power.

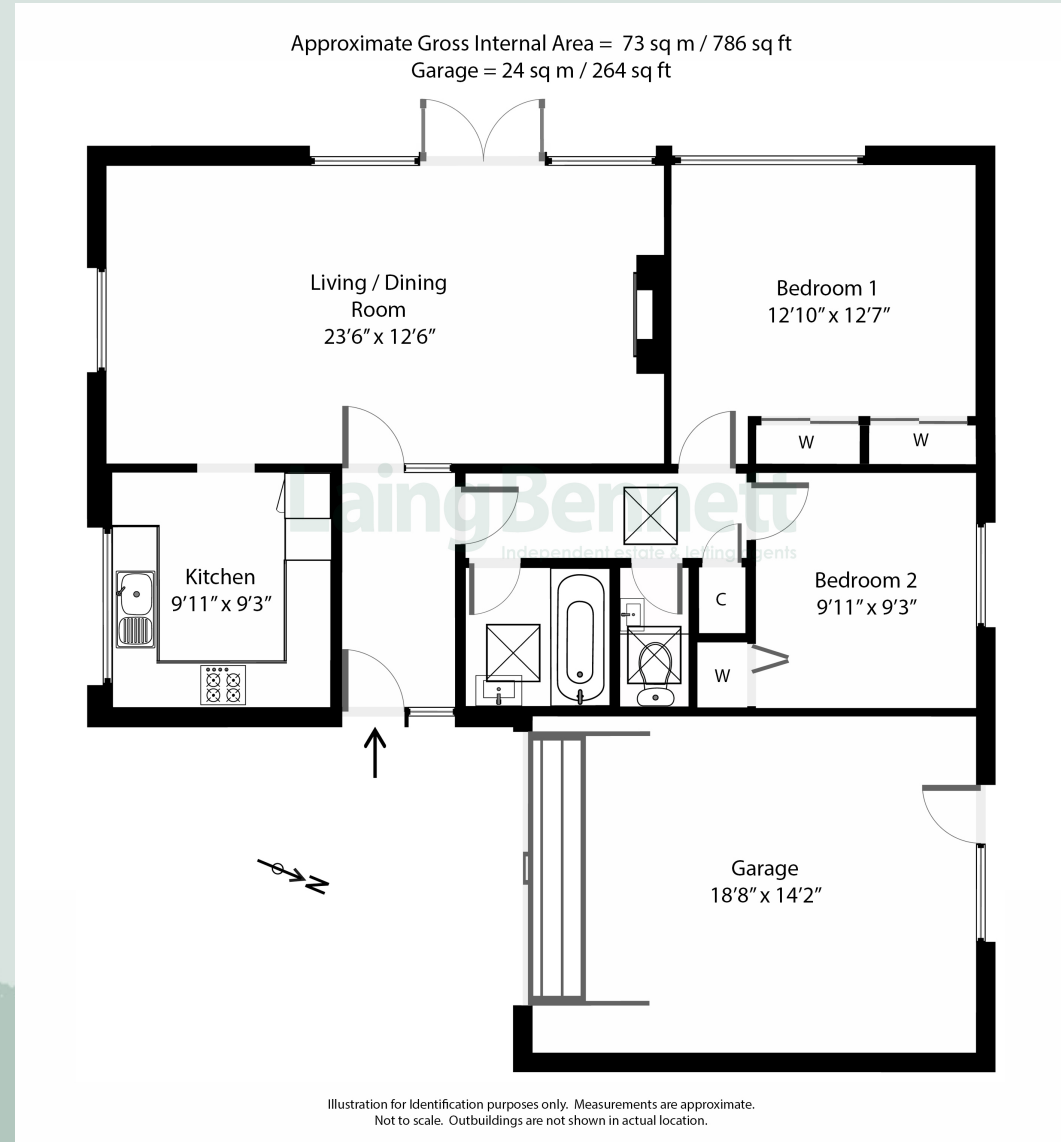
## Deposit

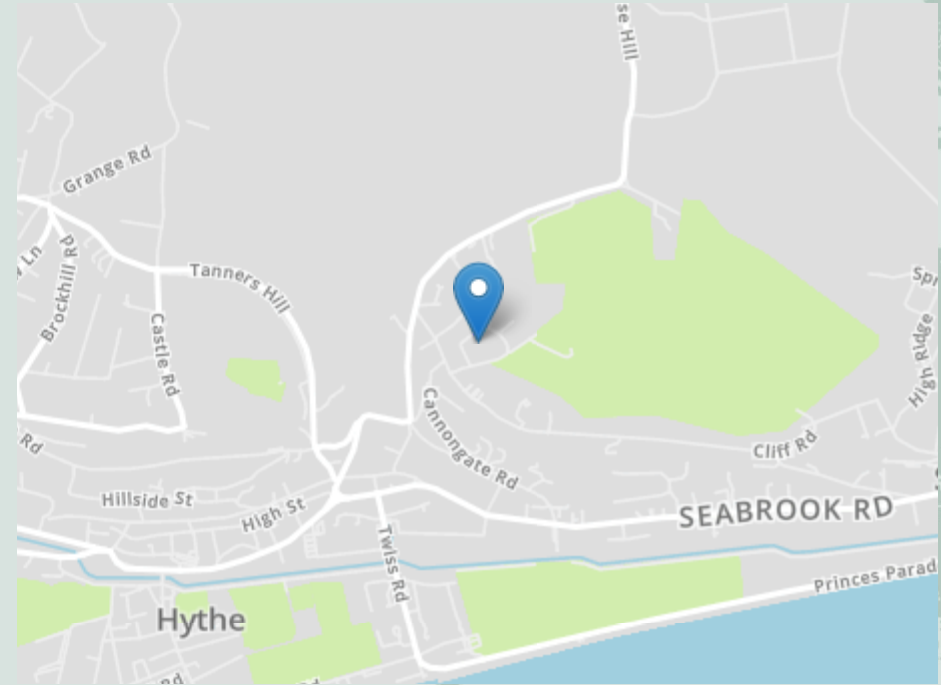
## Heating

Gas

## Council Tax Band

Folkestone And Hythe District Council (Band E)





## 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)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	58	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>		



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