







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 £350,000**

**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

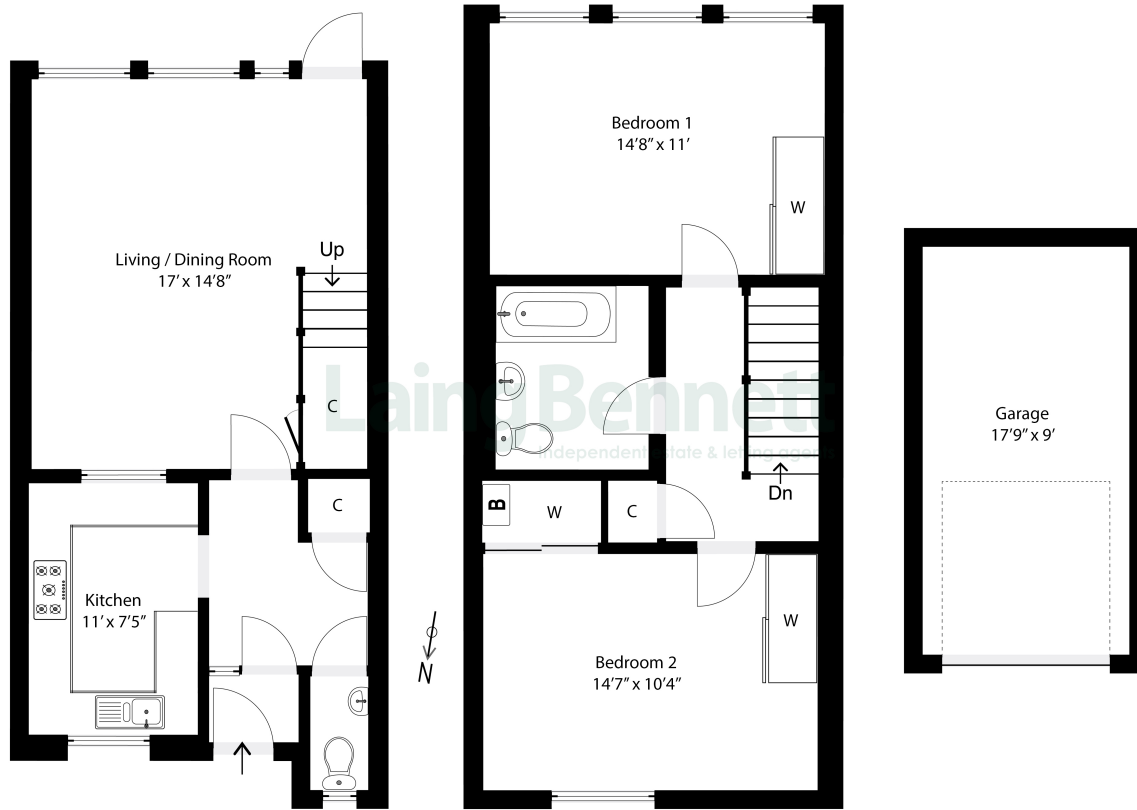
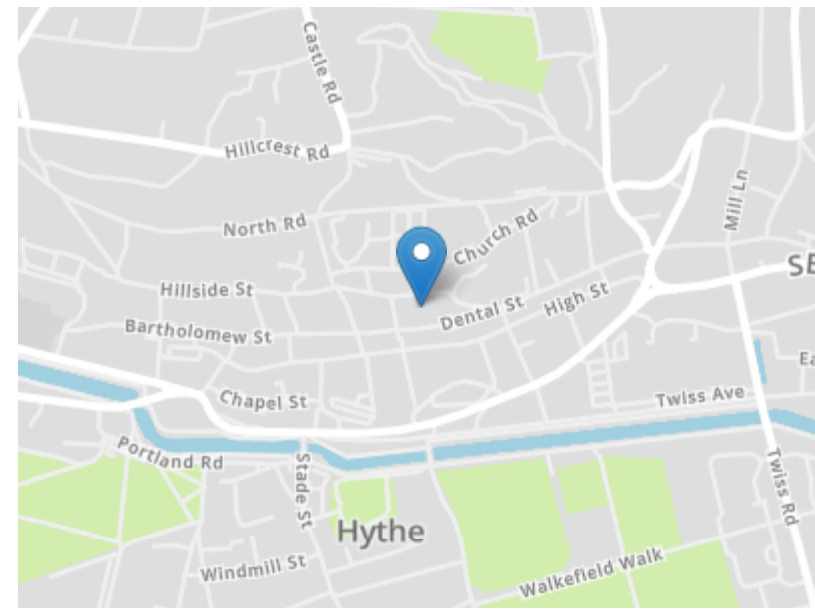


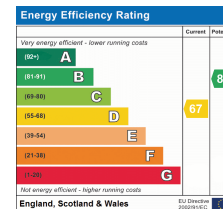
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
 Not to scale. Outbuildings are not shown in actual location.



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The Estate Office  
 8 Station Road  
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 Folkestone  
 Kent  
 CT18 8HP



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