

9 Castle View, Hythe, Kent, CT21 4BF

Guide Price £325,000

EPC RATING: B

**Three Bedroom
&
Two Bathrooms**

Stylish and light-filled home for sale. An exciting opportunity to purchase this beautifully presented home. Situated in the popular Martello Lakes development on the outskirts of Hythe and close to the beach. The accommodation comprises: ground floor - covered porch, entrance hall with storage cupboard and cloakroom/WC. Kitchen: well-equipped and designed for modern living. Living/dining room: Spacious and open, featuring UPVC double glazed French doors that lead to the rear garden. First floor – landing bedroom one with an en suite bathroom, two further bedrooms and bathroom. Outside: frontage, two allocated parking spaces. Rear garden - well-enclosed and easy to maintain, featuring a patio, artificial lawn, and a decked area, perfect for relaxation and entertaining. Side access gate. The property benefits from the remainder of an NHBC warranty. Don't miss out on this exciting opportunity - schedule a viewing today. EPC RATING = B



Situation

The property is situated 'Castle View' in the popular residential development of 'Martello Lakes' which is on the outskirts of Hythe near the seafront and the Royal Military Canal which has designated cycle paths, bridleways and fishing areas. To the East, the bustling town centre of Hythe is found. 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. The port town of Folkestone is approximately four miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of artists studios and creative businesses, as well as a wide range of amenities such as a 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 Folkestone (Approx 7.8 miles) with a direct connection to the high-speed service to St Pancras station with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 6.5 miles) The M20 connection to the motorway network is (Approx. 3 miles)



The accommodation comprises

Ground floor

Entrance hall

Cloakroom/WC

Living/dining room

14' 11" x 14' 5" (4.55m x 4.39m)

Kitchen

12' 2" x 8' 0" (3.71m x 2.44m)

First floor

Landing

Bedroom one

13' 8" x 8' 6" (4.17m x 2.59m)

Bedroom two

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

Bedroom three

8' 10" x 6' 4" (2.69m x 1.93m)

Bathroom

Outside

Frontage and side access

Two parking spaces

Enclosed rear garden

Patio, artificial grass and decking.

Development management company - services charge

TBC

Council Tax Band

Folkestone & Hythe - Band C

Heating

Gas



Approximate Gross Internal Area (Including Low Ceiling) = 77 sq m / 828 sq ft

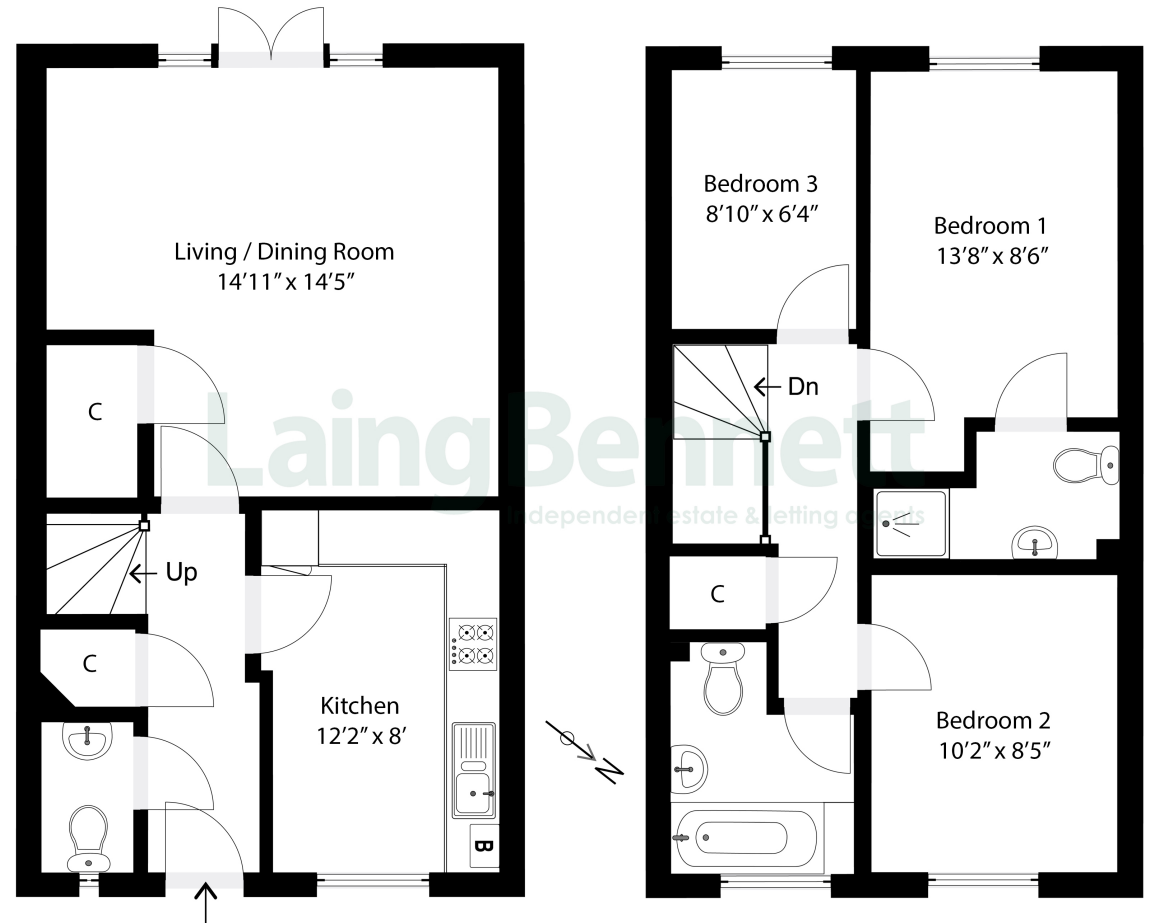


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to Book a Viewing?

If you would like to 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



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