

Laing Bennett

Residential sales

39 Frampton Road, Hythe, Kent, CT21 6JW

Guide Price
£350,000

EPC RATING: D

Beautifully
Refurbished
Home

A fantastic opportunity to purchase a most stylish home offering spacious and elegant accommodation. The property has been refurbished to the highest of standards with high quality fixtures and fittings yet retaining many character features such as high ceilings, original fireplaces and cornicing. Accommodation comprises: Ground floor - Entrance hall with walk through opening to the impressive dining room which is open plan to the living room with attractive fireplace as well as built in cupboards and shelving to adjacent alcoves, deep bay window with shutters bathing the room in natural light. This property is 'perfect' for any family or friend gathering, be it cooking a simple family supper or a larger celebratory gathering. The kitchen is beautifully fitted out giving it a modern yet timeless feel, featuring a butler sink and impressive gas cooking range. French doors lead to the rear garden. First floor - Split level landing, bedroom one with original feature fireplace as well as built in wardrobe cupboards to adjacent alcoves, bedroom two with original feature fireplace, luxurious large shower room/bathroom/WC. Outside - Attractive frontage with neat gravel set behind low wall and path to front door. The rear garden has a delightful sun terrace, well stocked raised border bed, neat lawn, gravel path, shed and gate leading to rear access: EPC RATING: D



Approximate Gross Internal Area (Including Low Ceiling) = 82 sq m / 879 sq ft

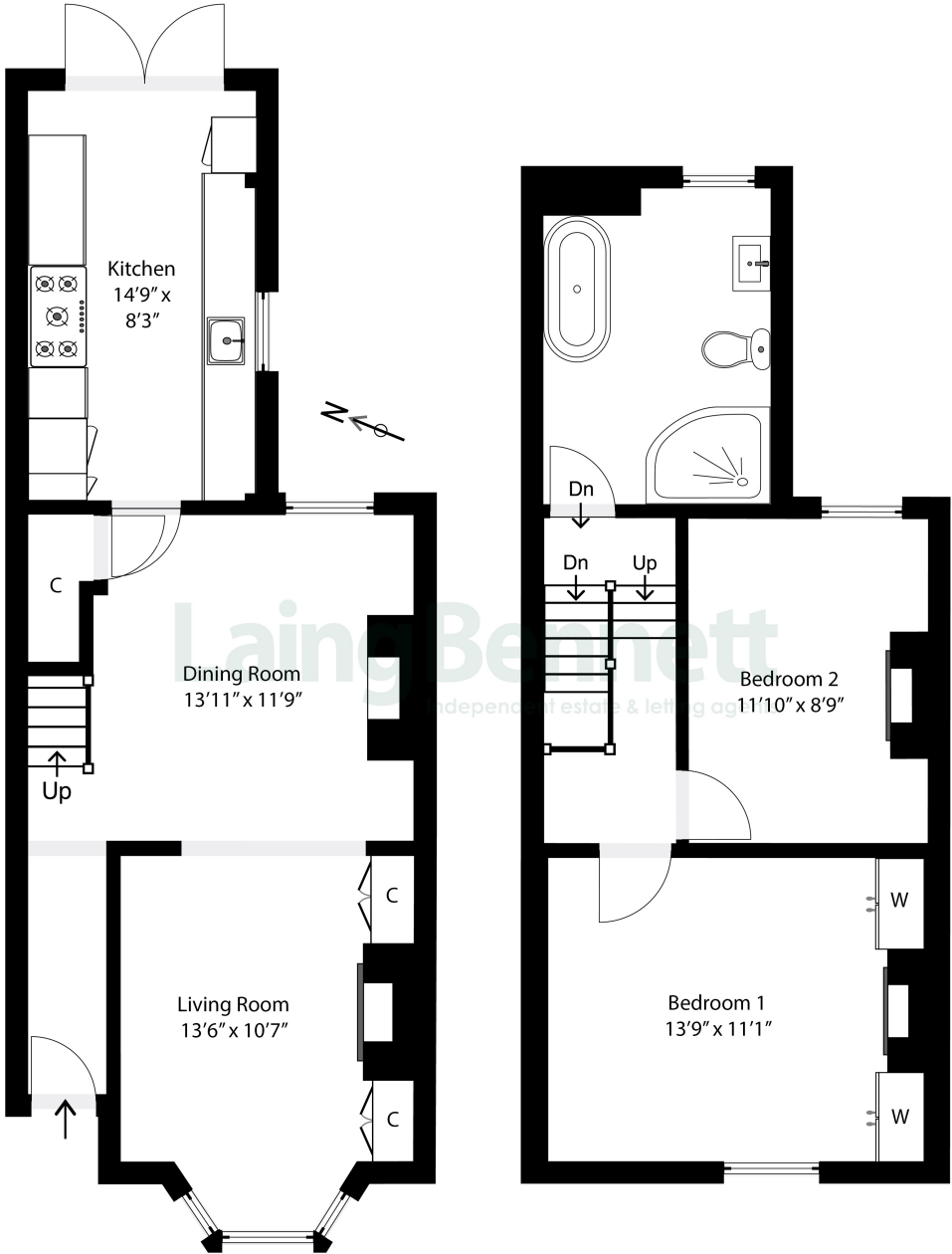


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

This property is situated in the popular 'Frampton Road' in Hythe. 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, Aldi and Sainsbury's in the town. The property is also conveniently close to the High Street, Royal Military Canal and beach. 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 room

13' 6" x 10' 7" (4.11m x 3.23m) Open plan to:

Dining room

13' 11" x 11' 9" (4.24m x 3.58m)

Kitchen

14' 9" x 8' 3" (4.50m x 2.51m)

First floor





Landing

Bedroom one

13' 9" x 11' 1" (4.19m x 3.38m)

Bedroom two

11' 10" x 8' 9" (3.61m x 2.67m)

Luxury bath/shower room/WC

Outside

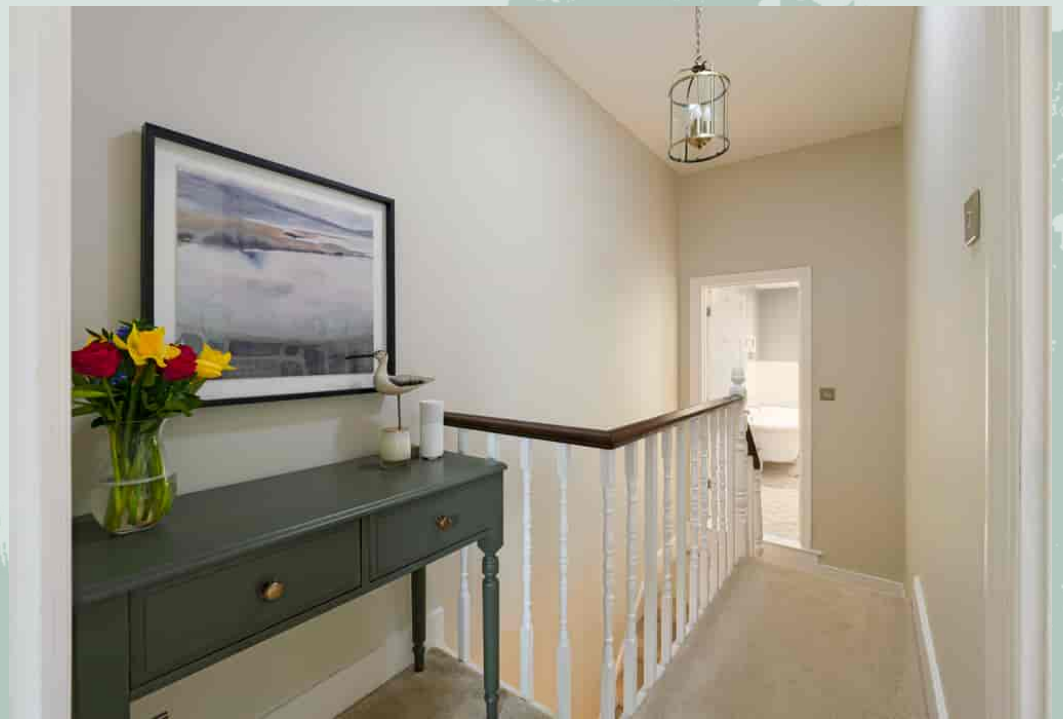
Frontage and rear garden

Attractive frontage with neat gravel set behind low wall and path to front door. The rear garden has a delightful sun terrace, well stocked raised border bed, neat lawn, gravel path, shed and gate leading to rear access

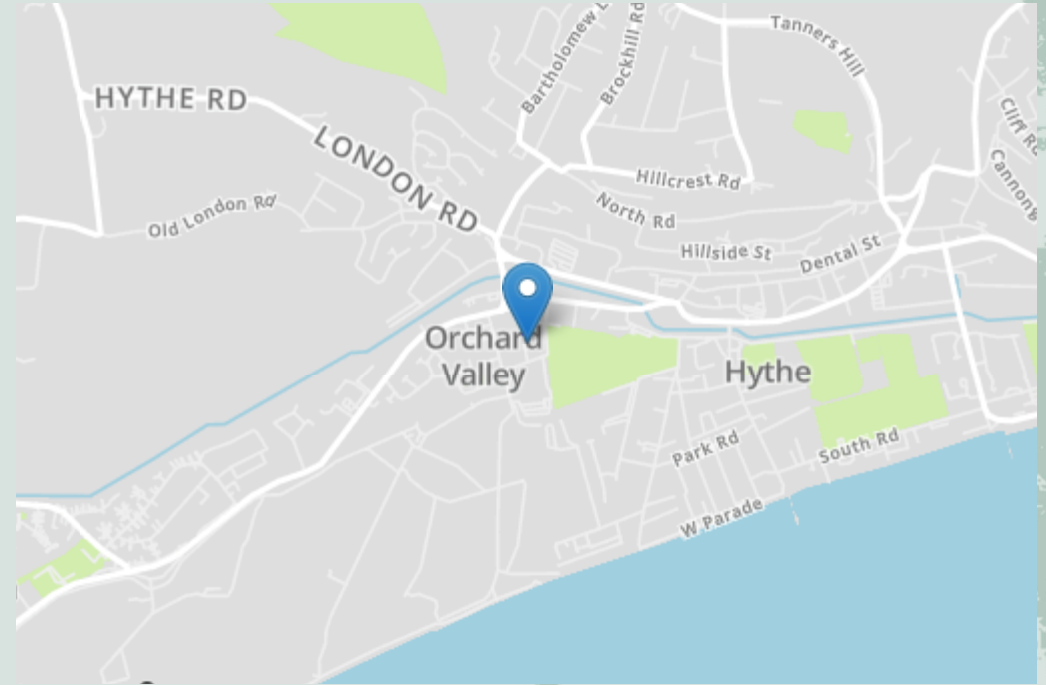
Heating

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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