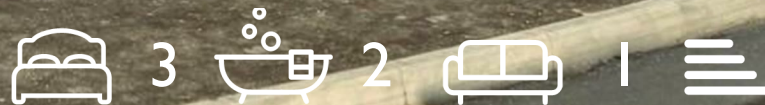




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Martello Lakes, Hythe

Asking Price £399,995



\* 5% DEPOSIT CONTRIBUTION AVAILABLE \*\* Situated within the highly desirable Martello Lakes development in Hythe, this attractive detached home combines modern design with comfortable family living.

The generous lounge offers the perfect setting for cosy evenings or entertaining friends, while the contemporary kitchen complete with separate utility room keeps everyday living effortlessly organised. Sleek, modern fittings run throughout, creating a home that feels fresh, elegant and ready to move straight into. The layout has been thoughtfully designed to maximise natural light, creating a bright and inviting atmosphere throughout.

The property offers three well-proportioned bedrooms, making it ideal for families, downsizers, or those requiring additional space for a home office. In addition, the master bedroom offers an en suite shower room and a family bathroom, ensuring practicality and convenience for busy households.

Externally, the home benefits from parking for two vehicles, an important feature in this popular location. - 100% Part Exchange Available, please inquire in branch for more details.

Martello Lakes is known for its attractive surroundings, open green spaces, and proximity to the seafront, while still being within easy reach of Hythe's High Street, local amenities, and transport links.

Hythe is a charming and historic coastal town on the south-east Kent coast, offering an appealing blend of seaside living, period character, and modern convenience. Known for its picturesque seafront, attractive promenade, and vibrant high street, the town provides an excellent range of independent shops, cafés, restaurants, and everyday amenities.

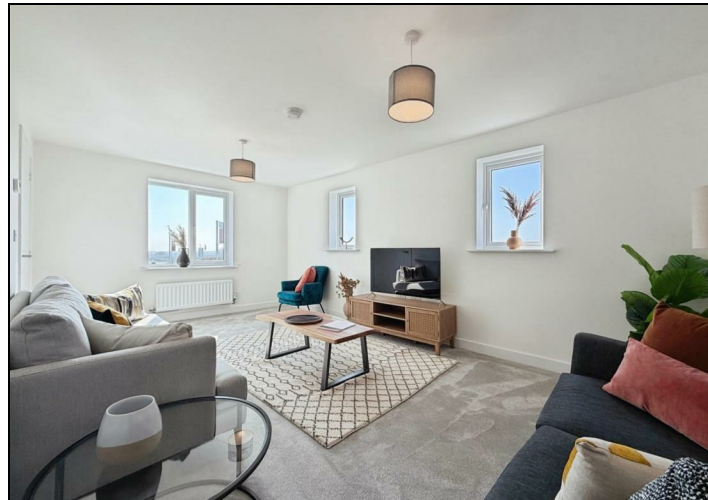
The area is rich in history and character, with landmarks such as the Royal Military Canal, and St Leonard's Church. The nearby beach offers long stretches of shingle and coastal walks, while the surrounding countryside and Romney Marsh provide beautiful open landscapes ideal for walking, cycling, and outdoor pursuits.

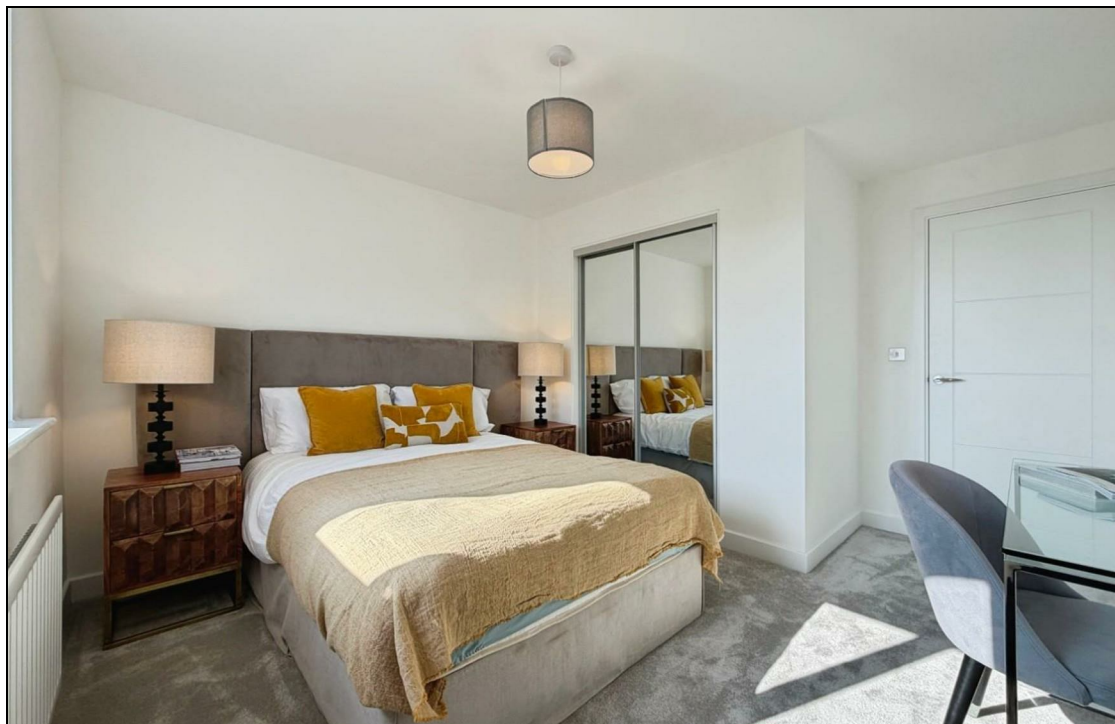
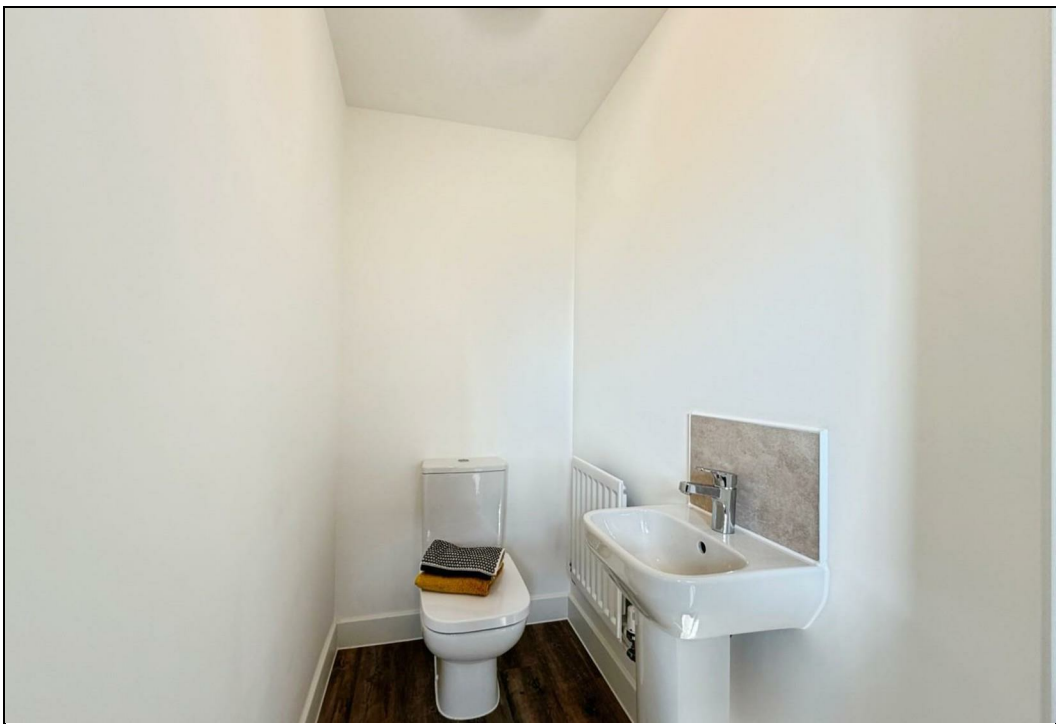
Hythe is particularly popular with families and commuters alike, benefiting from well-regarded local schools and convenient transport links. The nearby town of Folkestone offers high-speed rail services to London St Pancras, while the M20 provides easy access to Ashford, Canterbury, and the wider motorway network. The Channel Tunnel terminal at Cheriton is also close by, making continental travel straightforward.

Combining a relaxed coastal atmosphere with strong transport connections and a welcoming community, Hythe is a highly desirable location for those seeking a quality lifestyle by the sea.



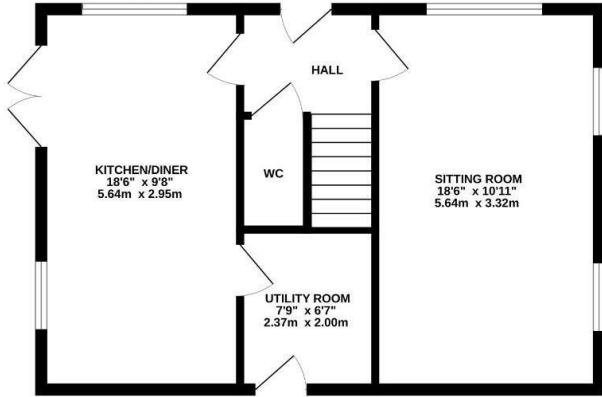
- THREE BEDROOM DETACHED FAMILY HOME
- DOUBLE ASPECT KITCHEN/DINING ROOM
  - NO ONWARD CHAIN
  - DOUBSLE ASPECT SITTING ROOM
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- ALL BEDROOMS WITH FITTED WARDROBES
  - EN SUITE AND FAMILY BATHROOM
  - DRIVEWAY WITH CARPORT
  - ENCLOSED REAR GARDEN
- 10 YEAR NHBC WARRANTY 5% Deposit scheme available via Linden Homes - Part-Exchange Welcome



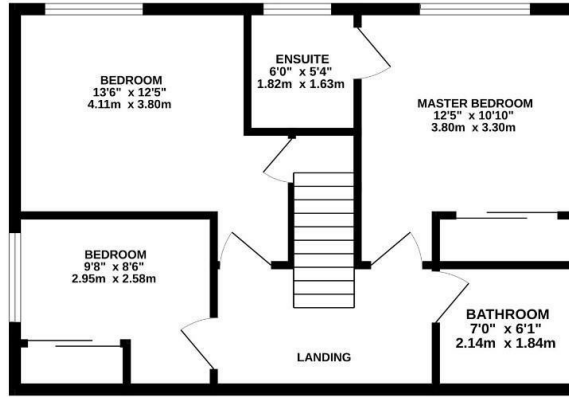




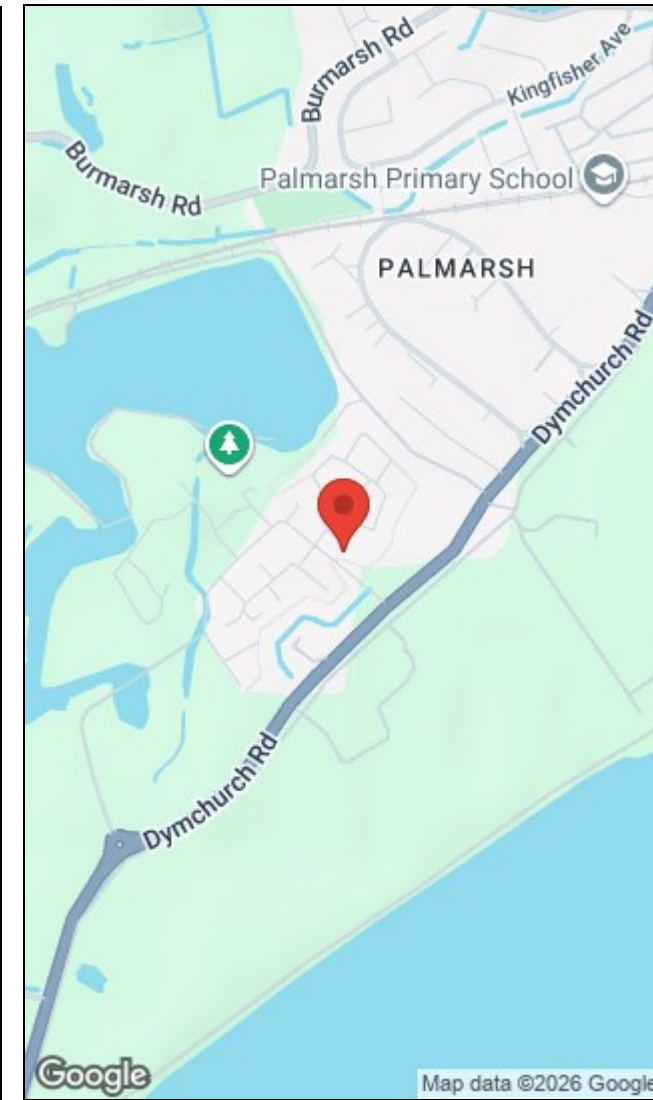
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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