






HUNTERS[®]
HERE TO GET *you* THERE

 2  2  2  B

Nickolls Road, Hythe, Kent

Asking Price £325,000



A beautifully presented 2 bedroom detached home in Hythe, situated in the sought-after Martello Lakes development, within easy reach of Hythe town centre, local shops, and scenic lakeside walks.

The property offers a bright dual-aspect living room with a log burner and a spacious open-plan kitchen/dining room with direct garden access, ideal for modern living and entertaining. A ground floor cloakroom/WC adds further convenience.

Upstairs features two generous double bedrooms, both with modern en-suite shower rooms, making this home perfect for professionals, downsizers, or sharers. The principal bedroom also offers space for a walk-in wardrobe/dressing area.

Externally, the property benefits from a low-maintenance rear garden, a detached garden office/study, and a covered carport with allocated parking.

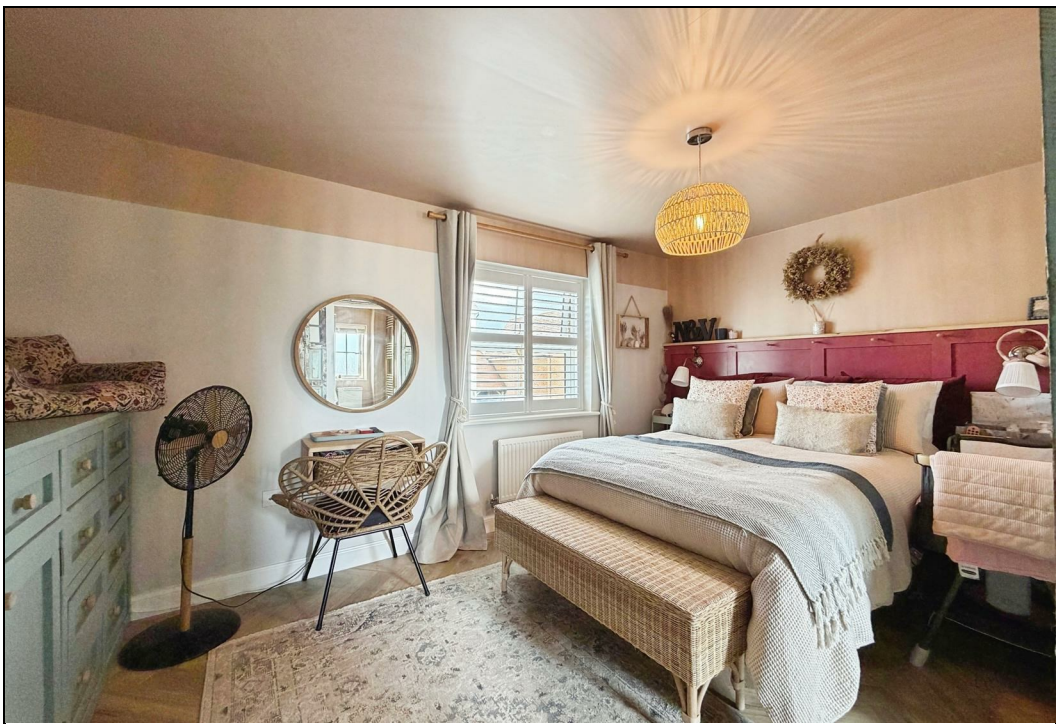
Located in the popular coastal town of Hythe, close to local amenities, supermarkets, cafés, and the Royal Military Canal, this property offers the perfect blend of lifestyle and convenience.

Ideal for first-time buyers, downsizers, or investment buyers seeking a modern home near the Kent coast.

KEY FEATURES

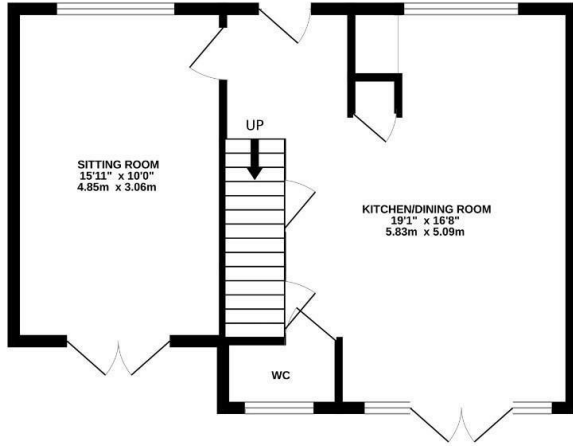
- TWO BEDROOM DETACHED HOUSE IN MARTELLO LAKES,
- BOTH BEDROOMS WITH MODERN EN-SUITE SHOWER ROOMS
 - LOG BURNER
 - LARGE KITCHEN DINING ROOM
- PRINCIPAL BEDROOM WITH A WALK-IN WARDROBE
- LAKE VIEWS FROM TWO MAIN BEDROOMS
 - DETACHED GARDEN ROOM/OFFICE
 - REAR CAR PORT AND PARKING SPACE
 - GROUND FLOOR WC



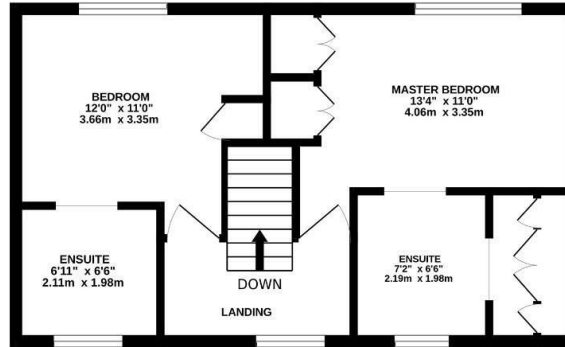




GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

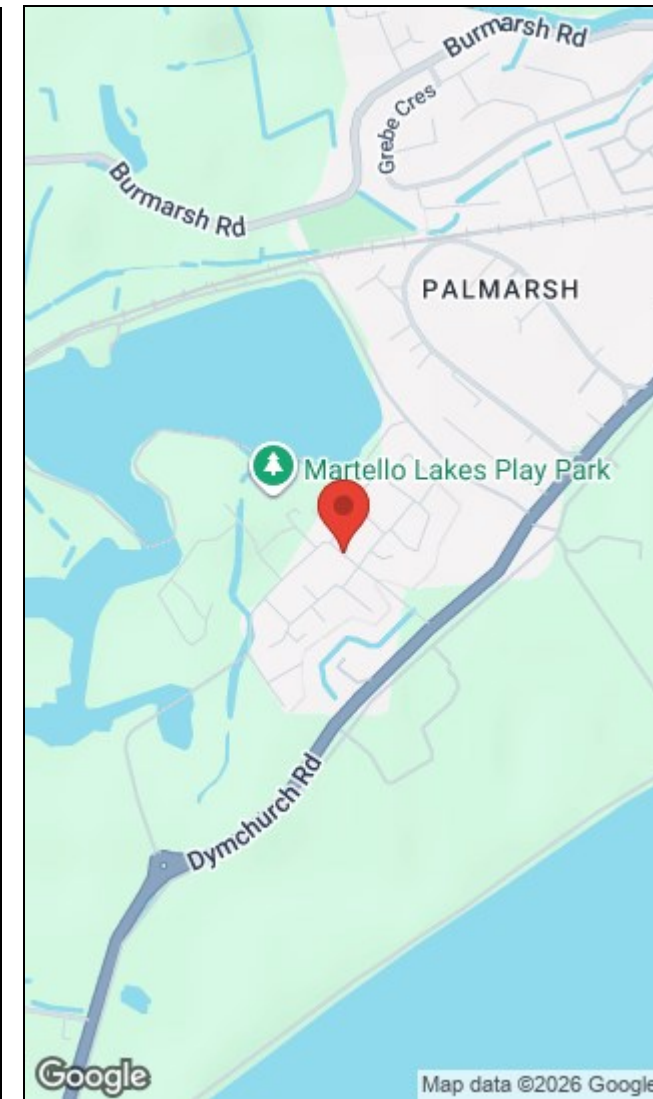


1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

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.
Made with Metropix ©2026



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	95	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	95
(81-91) B	83	(81-91) B	84
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

156a High Street, Hythe, Kent, CT21 6JU | 01303 261557
hythe@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Black & White Estates Limited | Registered Address: 4 Middle Row, Ashford, Kent, TN24 8SQ | Registered Number: 7896701 England and Wales | VAT No: 973 6297 73 with the written consent of Hunters Franchising Limited.