

HUNTERS[®]
HERE TO GET *you* THERE



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St. Leonards Road, Hythe

Asking Price £375,000



Situated in a popular residential location just a short walk from Hythe's picturesque seafront, this attractive three-bedroom semi-detached home offers an excellent opportunity for buyers looking to create a home to their own taste.

Retaining much of its original character, the property provides spacious and well-proportioned accommodation arranged over three floors. While requiring a degree of modernisation, it offers tremendous potential to enhance and add value, making it an ideal purchase for families, first-time buyers or investors alike.

The ground floor comprises welcoming reception rooms together with a kitchen overlooking the rear garden. The upper floors provide three good-sized bedrooms and a family bathroom, offering flexible accommodation to suit a variety of lifestyles.

Outside, the property benefits from a private rear garden, providing an ideal space for outdoor entertaining, gardening or simply relaxing. There is also convenient side access and an attractive frontage that complements the property's period charm.

Perfectly positioned within walking distance of Hythe's vibrant High Street, seafront promenade, Royal Military Canal and a range of local amenities, this home combines a sought-after location with exciting potential. Offered with scope for improvement throughout, this is a fantastic opportunity to create a wonderful coastal home in one of Hythe's most desirable locations.

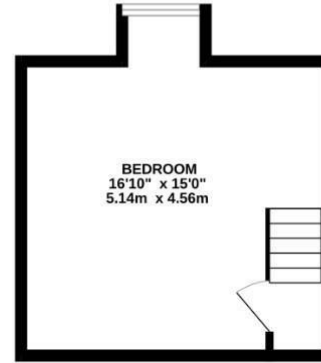
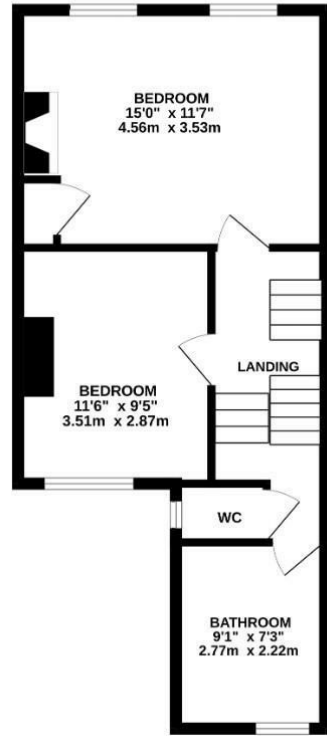
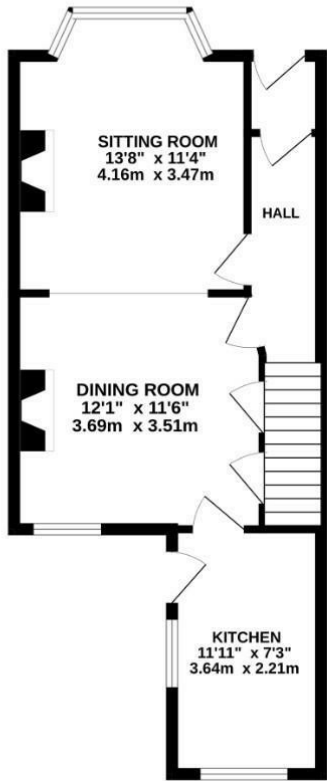


- No onward chain
- Attractive three-bedroom semi-detached period home
 - Requires modernisation with excellent scope
- Spacious accommodation arranged over three floors
- Two generous reception rooms and separate kitchen
 - Private rear garden with side access
- Walking distance to Hythe's seafront and promenade
- Close to Hythe High Street, Royal Military Canal and local amenities
- Ideal purchase for families, first-time buyers or investors
- Fantastic opportunity to create a beautiful coastal home



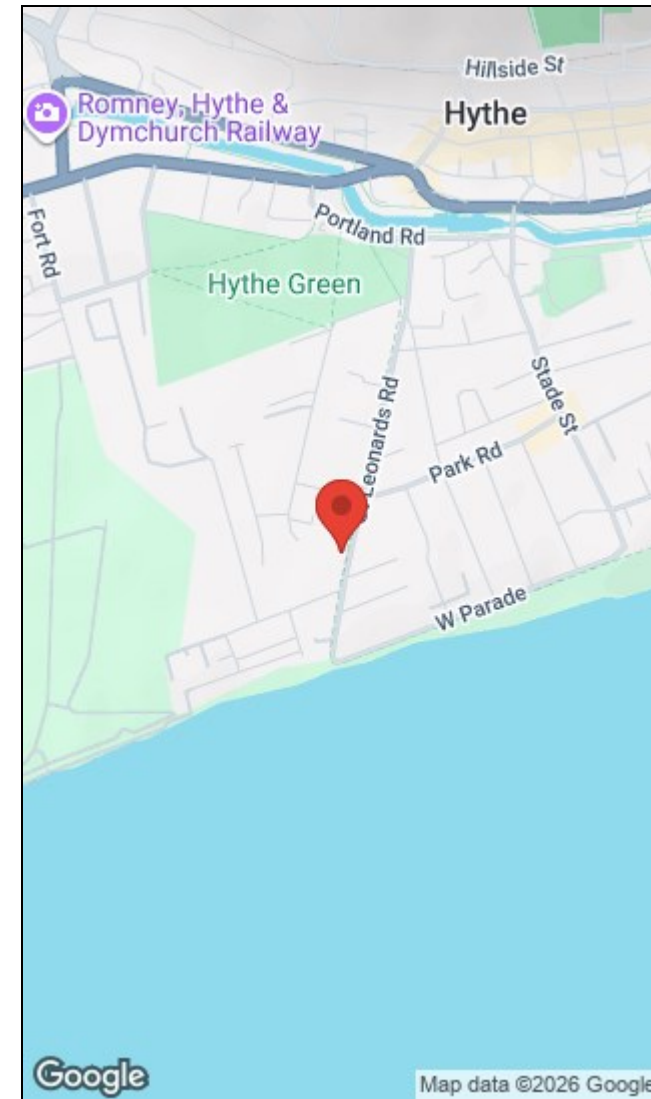






TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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