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Church Hill, Hythe

Asking Price £270,000



This beautifully presented period cottage combines timeless character with breathtaking views across St Leonard's Church and Hythe Bay. Just a short stroll from the Historic High Street, seafront and Royal Military Canal, this delightful home offers an exceptional lifestyle in the heart of this popular coastal town.

The property is brimming with character and period charm, with a wealth of original features that create a warm and welcoming atmosphere throughout. Offering well-proportioned accommodation, it would make an ideal first-time purchase, holiday home, or coastal retreat.

At the heart of the home is a modern kitchen/breakfast room, fitted with an extensive range of wall and base units, providing ample storage and workspace. The kitchen leads through to a practical rear lobby, offering access to the private rear garden, together with a ground floor cloakroom incorporating a useful utility area.

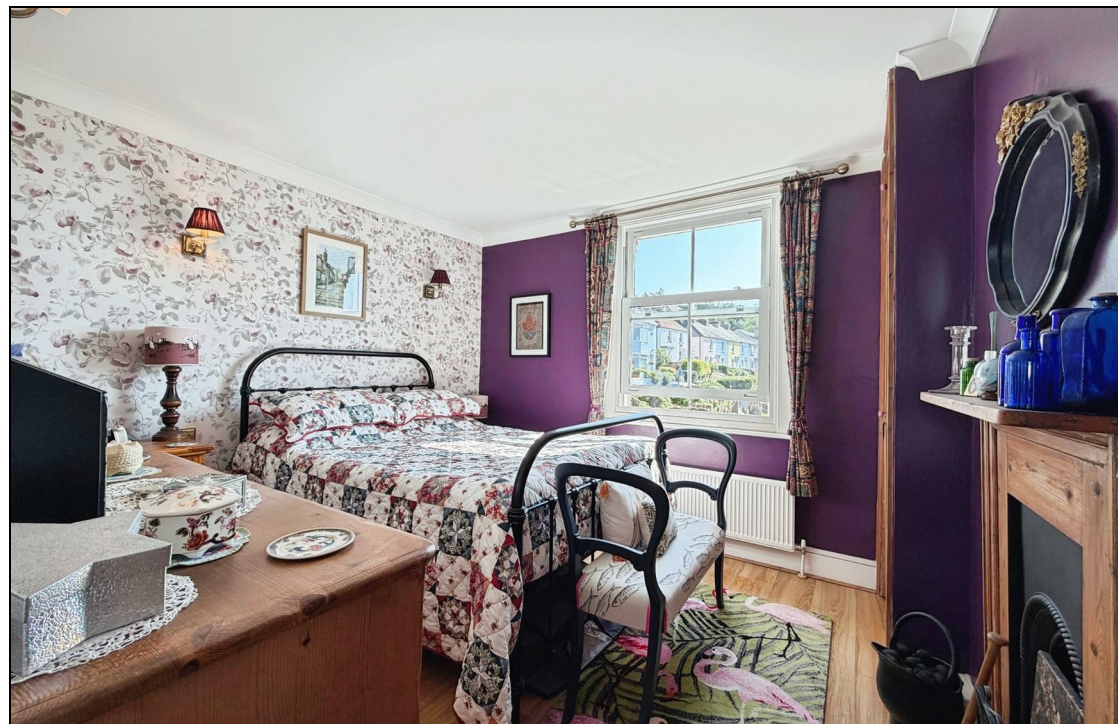
Outside, the cottage enjoys a private courtyard-style garden, providing the perfect place to relax or entertain, while the elevated position captures spectacular panoramic views over the church, across the rooftops of Hythe and out towards the English Channel.

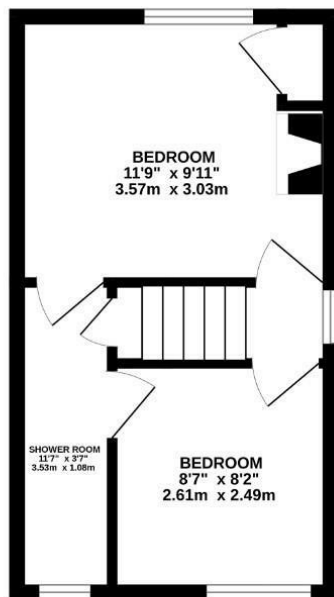
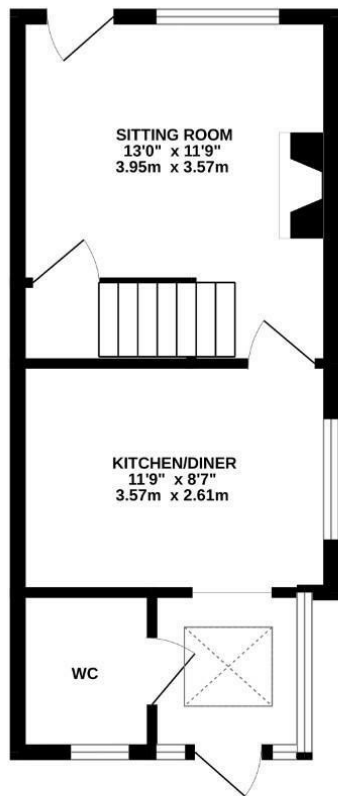
This is a rare opportunity to acquire a characterful home with some of the best coastal views in Hythe, offering the perfect blend of history, charm and modern-day convenience.



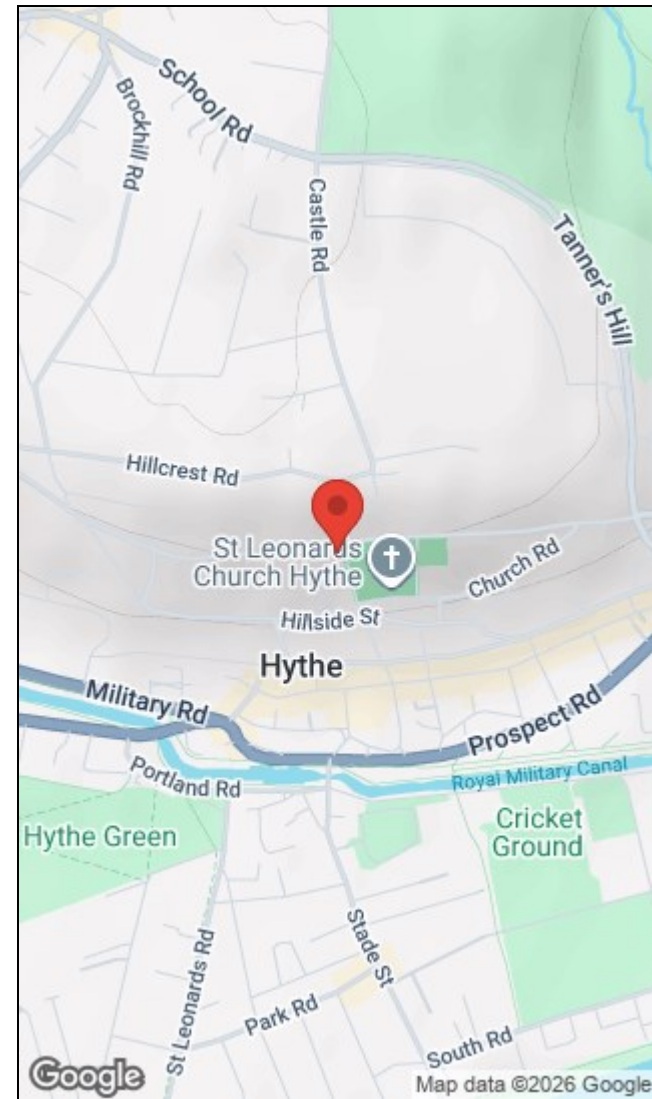
- Charming period cottage in a prime Hythe location
 - Character features throughout
- Stunning panoramic views over St Leonard's Church and Hythe Bay
 - Jack and Jill modern shower room
 - Downstairs cloakroom with utility area
 - Private two-tier courtyard garden
- Walking distance to Hythe High Street, seafront and Royal Military Canal
- Ideal first-time buy, holiday home or investment property
 - Double glazing
 - Gas central heating







TOTAL FLOOR AREA: 569 sq.ft. (52.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained items, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

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