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# Burmarsh Road, Hythe

Guide price £400,000 - £425,000

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Guide Price £400,000 - £425,000, A fantastic opportunity to acquire a spacious three-bedroom detached double fronted family home, ideally positioned in a desirable residential area of Hythe. Offering generous living space, off-road parking and a large private garden, this property is perfect for growing families or buyers seeking a well-located home with room to expand.

The accommodation is well-balanced and filled with natural light throughout. The ground floor features a welcoming entrance hallway leading to a bright and spacious living room, ideal for relaxing or entertaining. To the rear, a generous kitchen/dining area provides ample storage and workspace, with direct access to the garden—perfect for family life and hosting.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom suitable as a child's room, nursery or home office. A family bathroom completes the first floor.

Externally, the standout feature of this home is the large private rear garden, offering excellent outdoor space for children, pets or those looking to create an impressive garden setting. To the front, off-road parking adds further convenience.

This property represents an excellent opportunity to secure a detached home in Hythe, with strong demand for family houses in this sought-after coastal location. With scope to personalise and add value, it is an ideal long-term purchase.

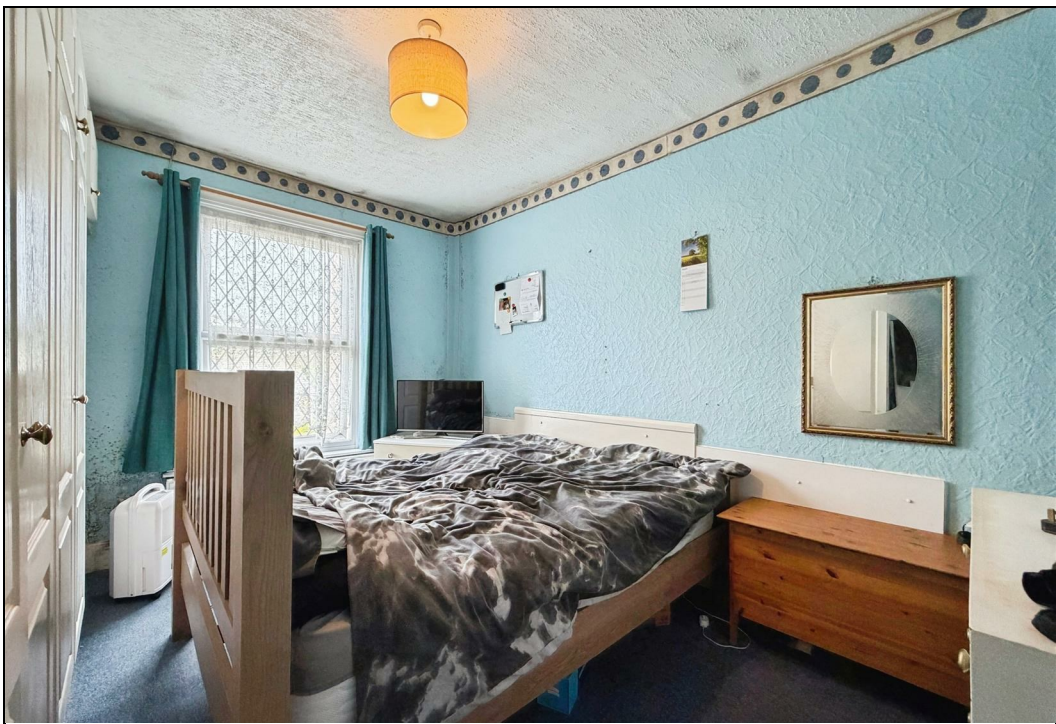
156a High Street, Hythe, Kent, CT21 6JU | 01303 261557  
hythe@hunters.com | www.hunters.com



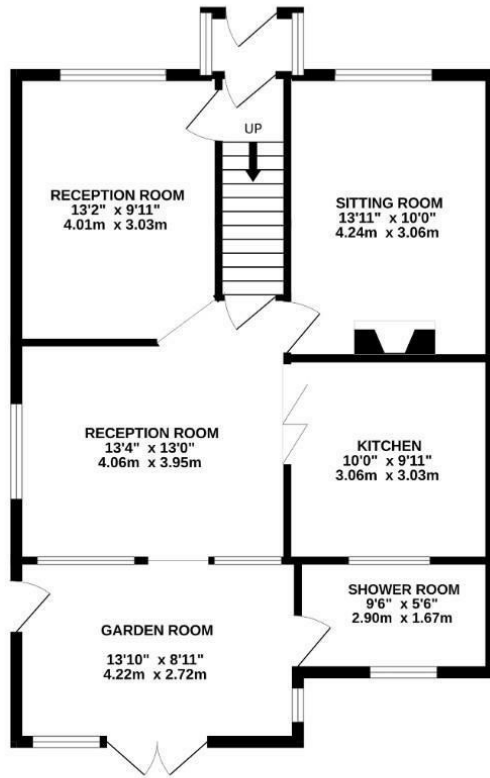
## KEY FEATURES

- THREE BEDROOM DETACHED FAMILY HOME
  - LARGE PRIVATE REAR GARDEN
  - MULTI-GENERATIONAL LIVING
- IDEAL FAMILY HOME IN A HIGH DEMAND AREA
- EASY ACCESS TO HYTHE TOWN CENTRE AND SEAFRONT
- SPACIOUS AND WELL PROPORTIONED ACCOMMODATION
  - EXCELLENT SCOPE TO ADD VALUE
  - DRIVEWAY OFFERING AMPLE PARKING
    - GARAGE AND TIMBER SHED

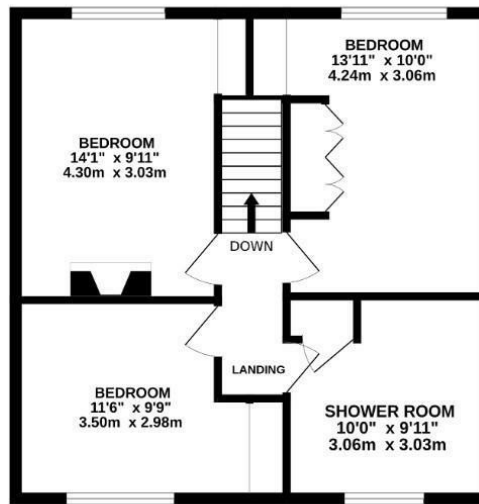




GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.

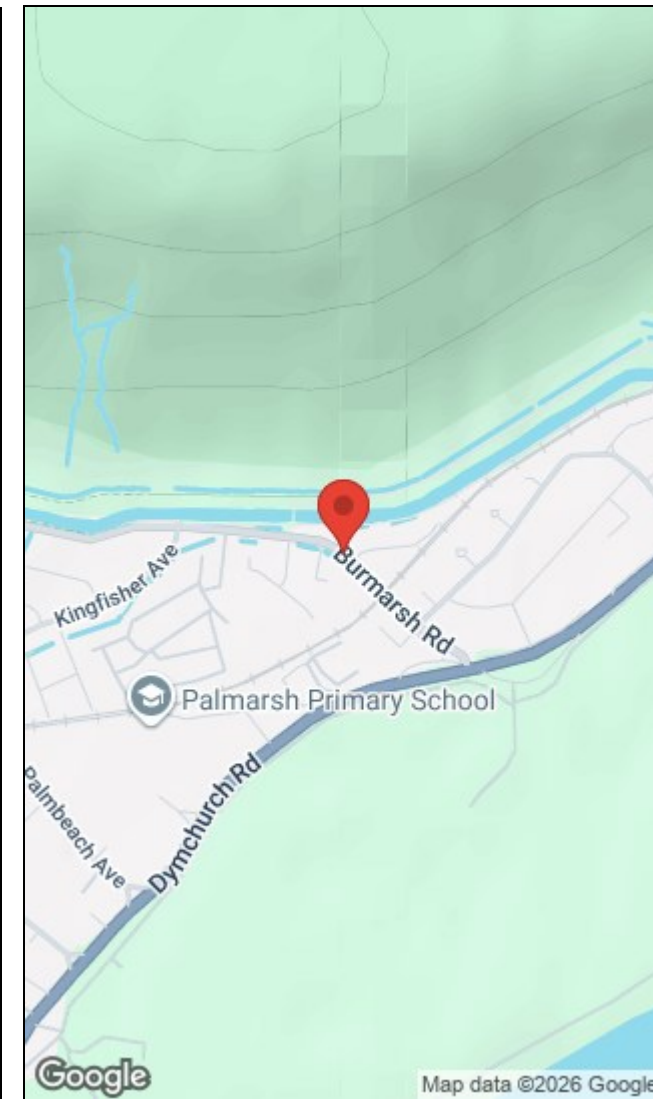


1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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.  
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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	
	<b>77</b>		
	<b>59</b>		
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



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