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# Kestrel Drive, Hythe

## Asking Price £259,950

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

**NO CHAIN** - Situated within a quiet and well-regarded residential development in the popular coastal town of Hythe, this attractive semi-detached home offers well-balanced accommodation ideal for first-time buyers, downsizers or young families seeking a comfortable property in a convenient yet peaceful setting.

The property is approached via a neat frontage with pathway leading to the entrance. Upon entering, a welcoming hallway provides access to a bright and spacious sitting room positioned to the front of the home. This inviting reception space enjoys excellent natural light and offers ample room for both relaxing and entertaining. To the rear, the kitchen/dining room is thoughtfully arranged with a range of fitted units, generous worktop space and room for dining furniture, creating a practical and sociable heart of the home. Views over the rear garden enhance the sense of space, while direct access outside makes it ideal for everyday living.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The principal bedroom provides comfortable double accommodation with space for wardrobes and additional furnishings, while the second bedroom is perfectly suited as a guest room, nursery or home office. A family bathroom serves the first floor, fitted with a contemporary suite comprising bath with shower over, wash hand basin and WC.

Externally, the rear garden offers a private outdoor retreat, mainly laid to lawn with patio area for seating and al-fresco dining. The garden presents an excellent opportunity for keen gardeners or those wishing to create an enhanced outdoor entertaining space. The property also benefits from allocated parking.

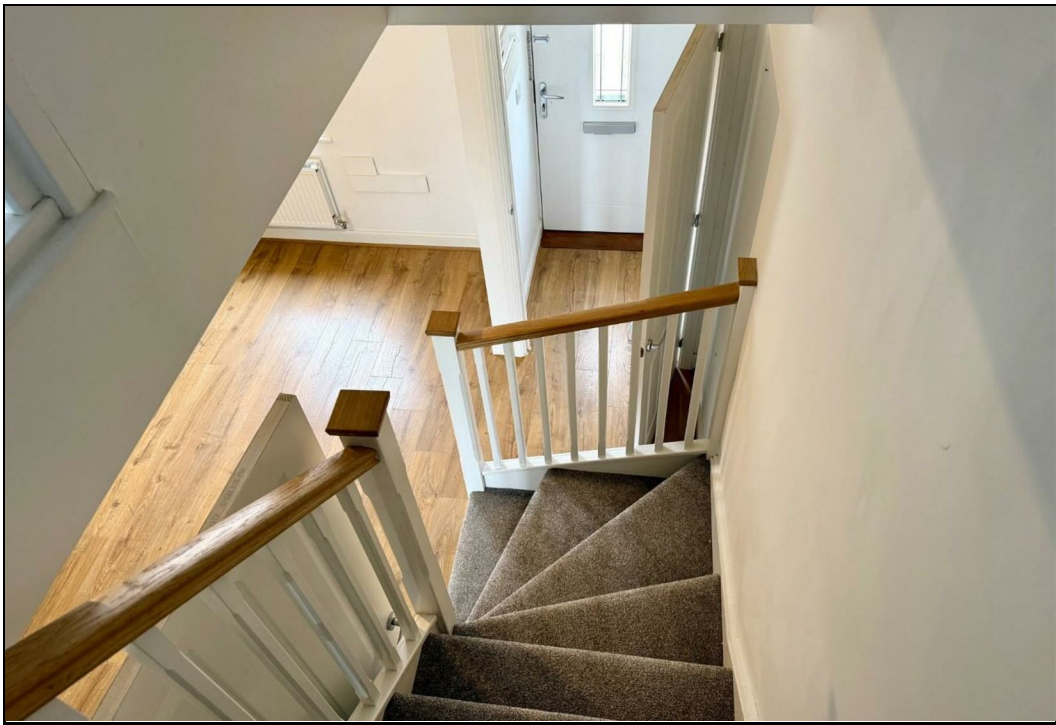
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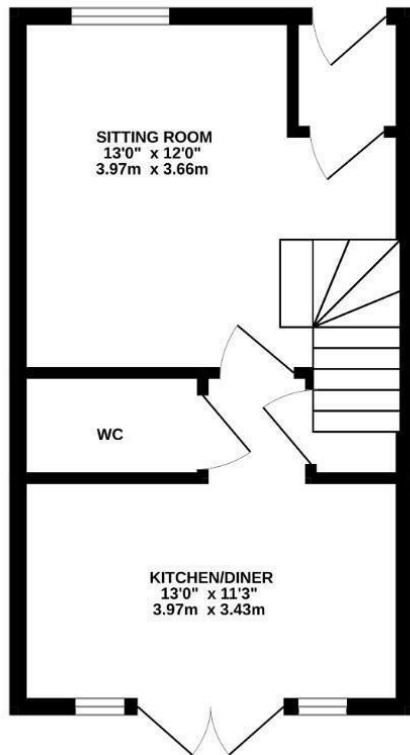
## KEY FEATURES

- NO CHAIN
- SEMI DETACHED
- LOW MAINTINENCE GARDEN
- OFF STREET PARKING
- PRIVATE REAR GARDEN WITH LAWN AND PATIO AREA
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS
- MODERN FAMILY BATHROOM WITH BATH AND SHOWER OVER

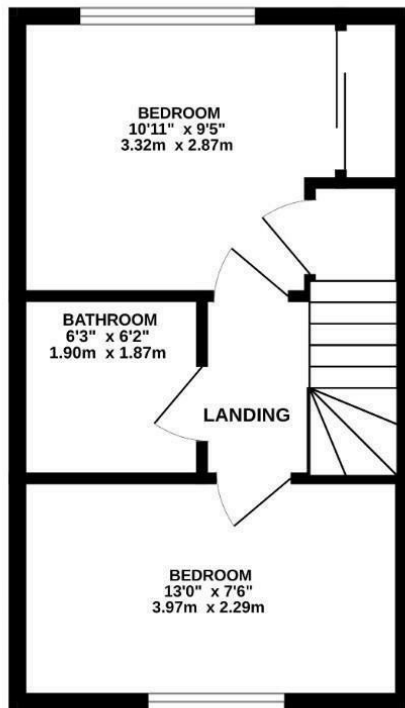




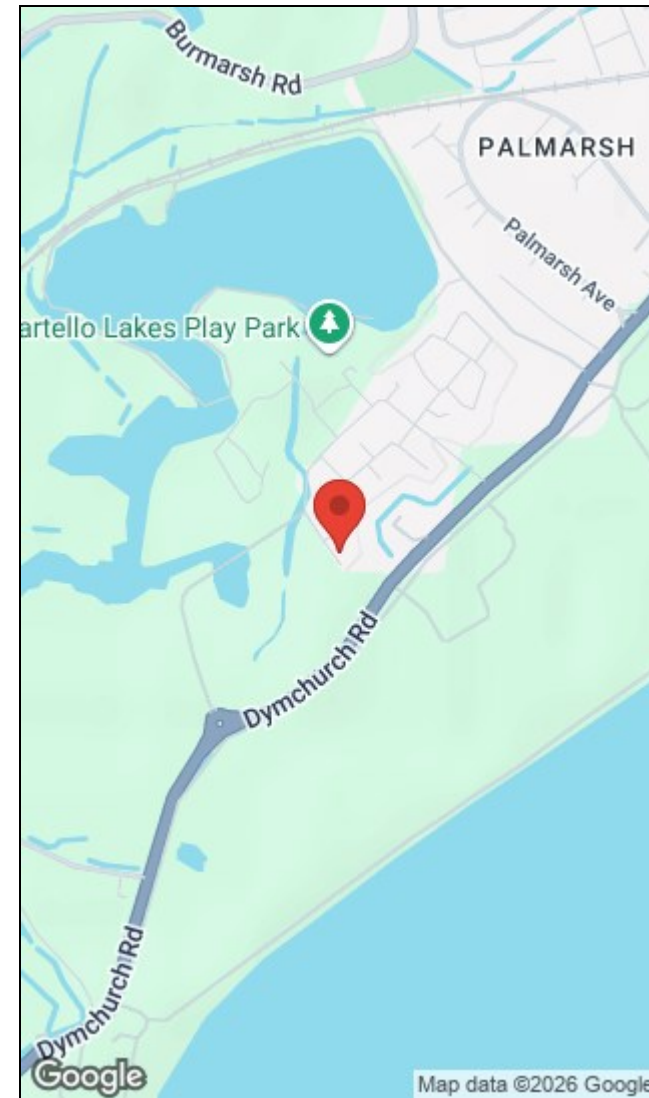
GROUND FLOOR



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	
	<b>83</b>		<b>97</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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