



HUNTERS®
HERE TO GET *you* THERE



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High Street, Hythe

Asking Price £425,000



A deceptively spacious period cottage located on the High Street and offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The versatile layout allows for various uses, whether you envisage a cosy sitting room, a formal dining area, or a home office.

The house features two well-appointed bedrooms, providing a peaceful retreat for rest and relaxation. Each bedroom is designed to maximise space and light, ensuring a warm and inviting atmosphere. Additionally, the property boasts two modern shower rooms, which are thoughtfully designed to cater to the needs of a busy household.

A real feature is the south facing rear garden, which offers a partly walled garden with a range of mature shrubs and striking Magnolia tree. In addition, there is a private courtyard with secure access to the high street.

Hythe is known for its picturesque surroundings and friendly community, making it an ideal location for families and professionals alike. With local amenities, shops, and schools just a stone's throw away, you will find everything you need within easy reach. The nearby transport links also offer convenient access to larger towns and cities, enhancing the appeal of this lovely home.

This semi-detached house on the High Street is a wonderful opportunity for those seeking a comfortable and stylish living space in a vibrant area. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the chance to make this charming house your new home.

Situated on the high street which offers a good selection of independent shops, together with the all-important Waitrose store, there also being a Sainsburys and Aldi store within the town. The property is also situated within a short walk of the beach. Doctor's surgeries, dentists, library and council offices are all also located within the general town centre area. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all also easily accessed by car.

The Historic Royal Military canal runs through the centre of town, offering pleasant walks and recreational facilities, which included Tennis club, golf courses, bowls club, squash course and football pitches. High speed rail services are available from both Folkestone stations, giving fast access to London St Pancras in just over fifty minutes.

Services - Mains water, gas electricity and sewerage

Heating - Gas Central heating

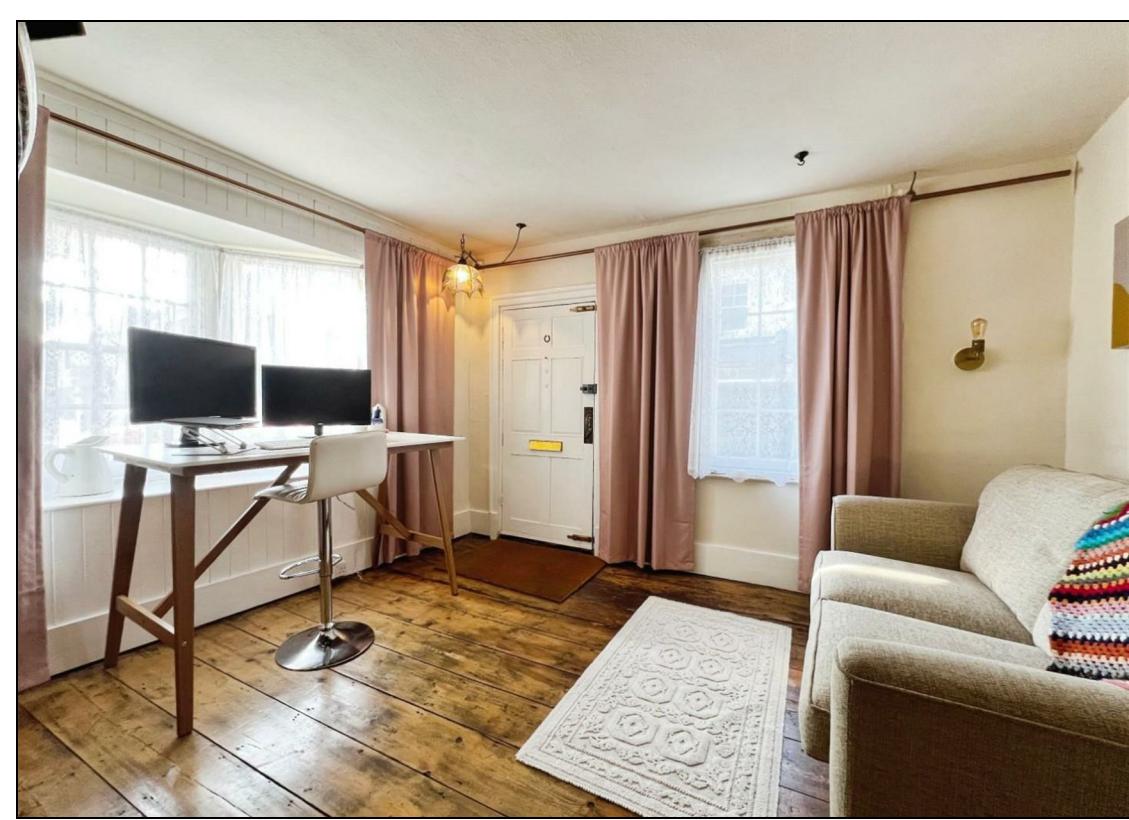
Broadband - Average Broadband Speed 18mb - 80mb

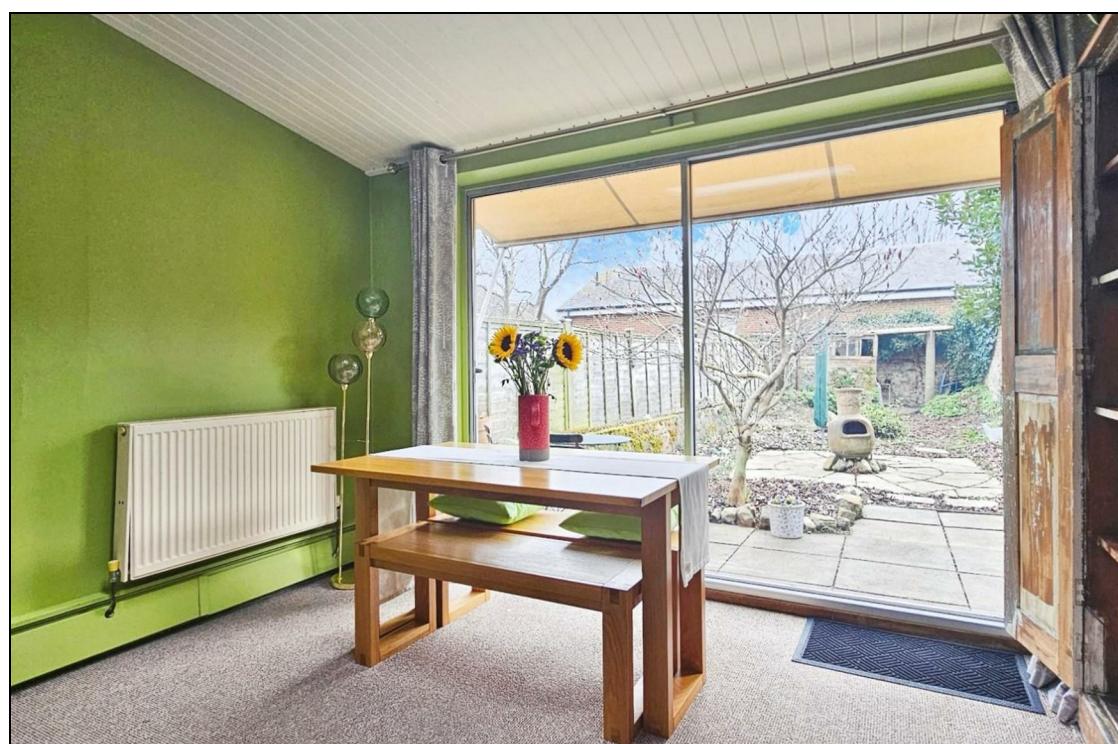
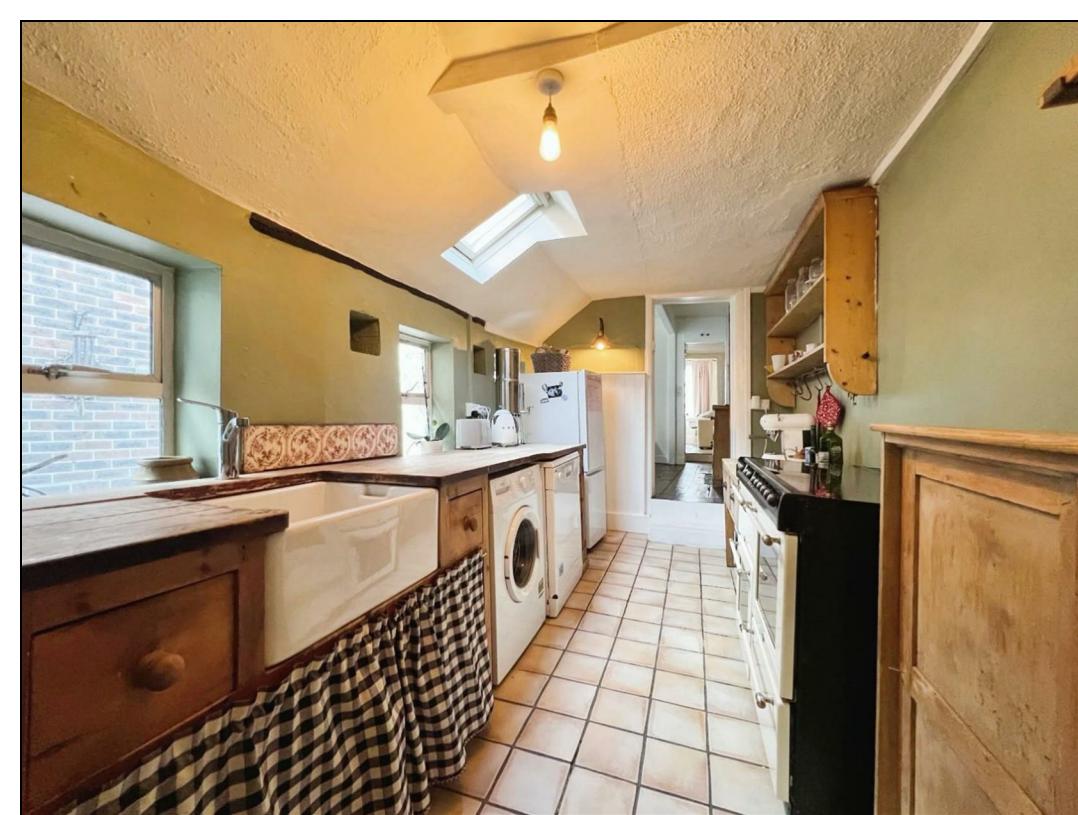
Mobile Phone coverage - Poor - Okay

Flood Risk - Very Low

- DECEPTIVELY SPACIOUS PERIOD COTTAGE
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- RANGE OF PERIOD FEATURES
- TWO BEDROOMS
- TWO SHOWER ROOMS
- PARTLY WALLED GARDEN
- PRIVATE COURTYARD
- CENTRALLY LOCATED FOR ALL AMENITIES

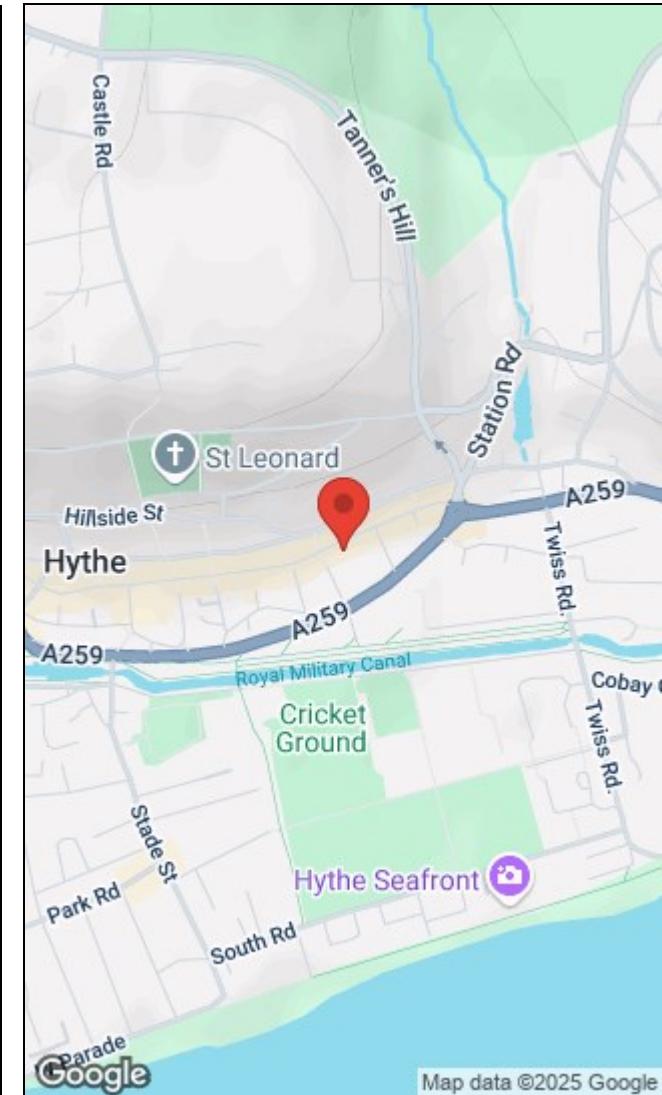
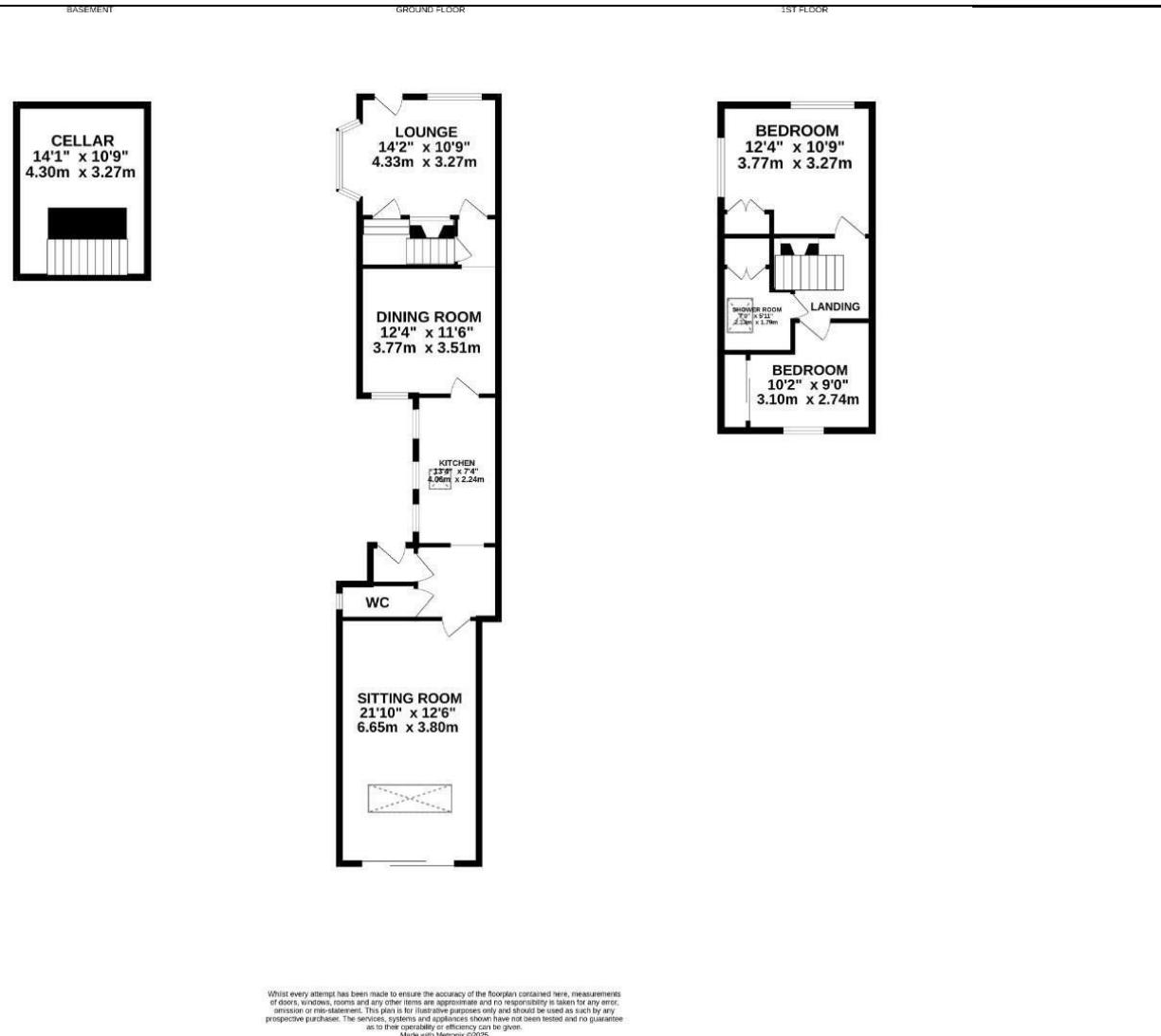












Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	82	
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