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# St. Nicholas Terrace, Hythe

## Asking Price £375,000



This immaculately presented two bedroom end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in.

The striking kitchen flows seemingly from the dining room and offers a high spec kitchen with a range of integrate appliances, Quartz worktops and French doors leading to the rear garden.

The house features two cosy bedrooms, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The impressive bathroom has been fully modernised by the current owner and offers a high spec suite with separate shower cubicle and roll top slipper bath.

The rear garden has been landscaped by the current owner and offers a delightful easy to maintain garden with patio areas, gravelled borders with a variety of mature shrubs and is the perfect place to enjoy the summer days.

Hythe is known for its picturesque surroundings and vibrant community, making it an ideal location for families and professionals alike. The property is within easy reach of local amenities, including shops, schools, and parks, ensuring that everything you need is just a short distance away.

This end terrace house combines comfort, convenience, and charm, making it a wonderful place to call home. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to view this lovely home in the heart of Hythe.

The charming Cinque Ports Town of Hythe, with an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. Visit the famous Romney Hythe and Dymchurch Steam Railway.

The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station.

Mobile Phone coverage - Okay - Good

Flood Risk - Medium



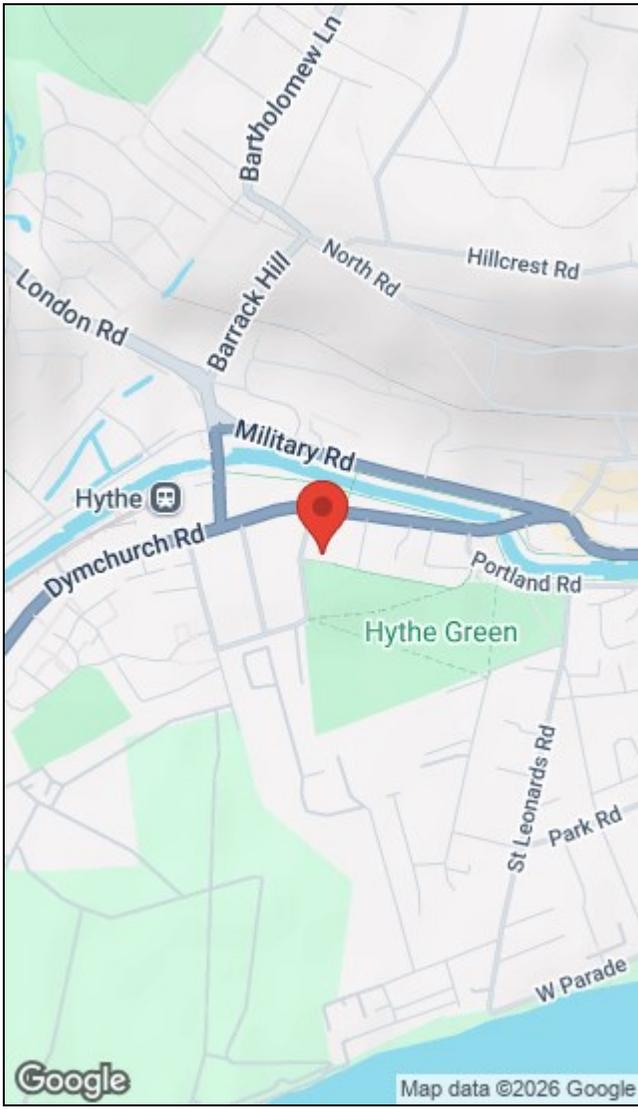
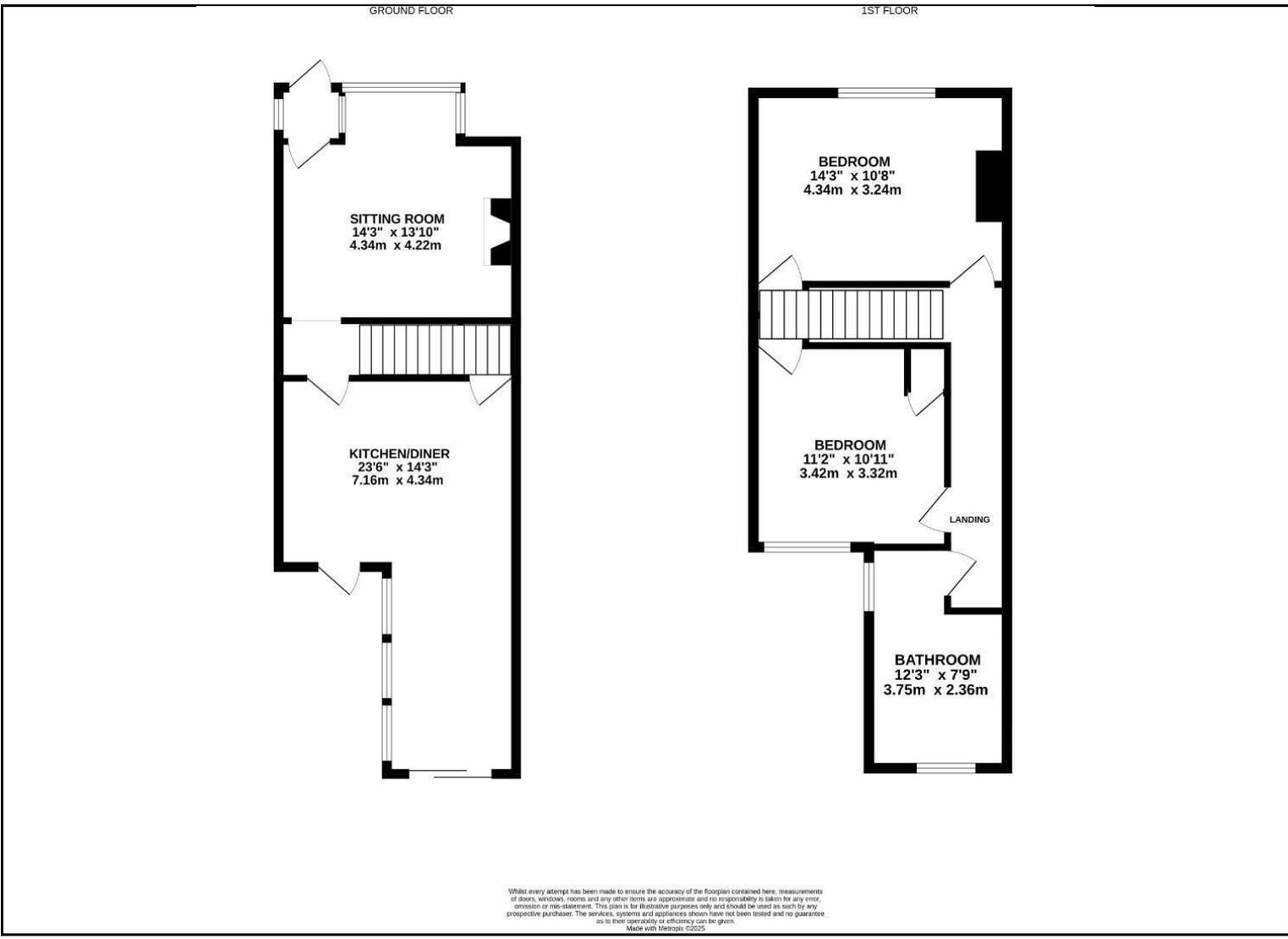
- IMMACULATELY PRESENTED TWO BEDROOM  
END OF TERRACE
  - TWO RECEPTION ROOMS
  - STRIKING MODERN KITCHEN
  - IMPRESIVE BATHROOM SUITE
  - VIEWS OVER HYTHE GREEN
- LEVEL WALKING DISTANCE TO HIGH STREET
  - SITTING ROOM WITH BAY WINDOW
  - LANDSCAPED REAR GARDEN
  - DOUBLE GLAZED
  - GAS CENTRAL HEATING











Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
	72	78	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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