



Malt House Hill, Hythe

- CENTRAL LOCATION GUEST HOUSE
- PRIVATE QUARTERS WITH LARGE SITTING ROOM
- SECURE PARKING SPACE TO REAR
- POTENTIAL FOR CHANGE TO FAMILY HOME
- EPC RATING: D Council Tax Band: E

- FOUR/FIVE GUEST ROOMS MOST WITH EN- SUITE
- LARGE KITCHEN BREAKFAST ROOM
- GAS CENTRAL HEATING
- ADJACENT PUBLIC CAR PARK

Offers In Excess Of £500,000

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HERE TO GET *you* THERE

Malt House Hill, Hythe

DESCRIPTION

Located at the West End of Hythe high street and accessed via Malthouse Hill, this very well presented and maintained, semi-detached house, which originally formed part of the old Hythe post office, has been run successfully as a Guest House for more than 10 years. The current owners suggest that the property is ideal for a large family or continue as a reputable Guest House/Foster Home/Convalescent accommodation.

The property is offered with no forward chain and includes fixtures and fittings.

Upon entering the property through the wrought iron gate to the front entry door and into a spacious reception hallway. Situated over three floors – offering views over the town and sea beyond. Enter through to a large kitchen/breakfast room with an extensive range of units to wall and base, built in appliances, cloak room wc with access to the rear secure courtyard with parking and storage area, opposite there is a lovely sized sitting room/dining room overlooking the front elevation.

Staircase from hallway to first floor includes a double size/twin bedroom with built in cupboard and en-suite shower room, a further large family size bedroom with built in mirrored cupboards and electric en-suite shower room, there is a separate bathroom servicing another double size bedroom with original fireplace.

The second floor consists of a charming double size bedroom with views across the rooftops of Hythe towards the sea. Inset original fireplace and en-suite bathroom, a single bedroom with en-suite cloakroom.

To the rear of the property electronic wrought iron gates provide secure access to the courtyard area with a private parking space for one/two small vehicles and side passage with ample storage space. In addition to the private parking space there is an adjacent public car park which offers free over night parking and EV charging points.

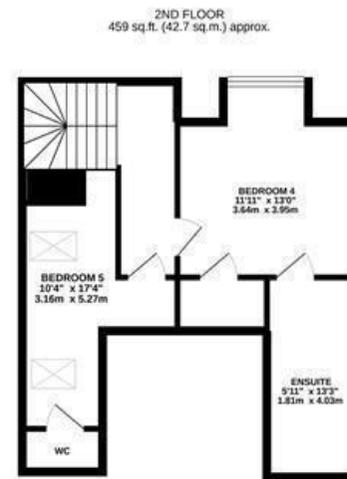
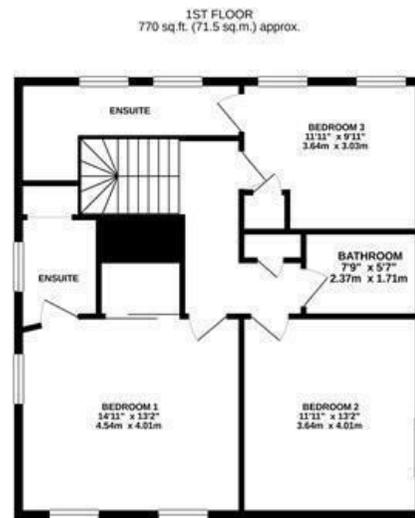
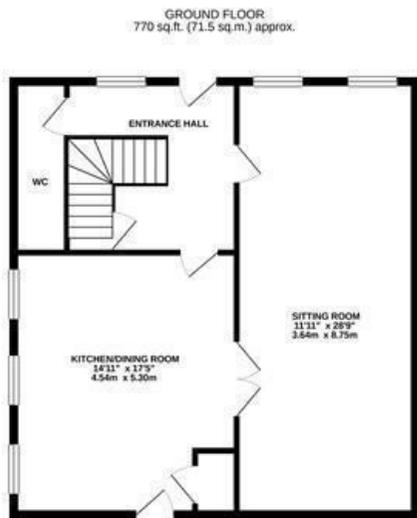
You can enjoy everything that Hythe (an ancient Cinque Port) and the surrounding areas have to offer





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



TOTAL FLOOR AREA : 1999 sq.ft. (185.7 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

156a High Street, Hythe, CT21 5JU

Tel: 01303 261557 Email:

hythe@hunters.com <https://www.hunters.com>

