



HUNTERS®
HERE TO GET *you* THERE



4
bath

2
beds

3
baths

B

Castle View, Hythe

Asking Price £535,000



NO ONWARD CHAIN. A well presented four bedroom detached family home with striking lake views, a modern kitchen/dining room, two further receptions room, off road parking for three cars, garden with large log cabin and situated on the popular Martello Lakes development.

The spacious accommodation offers entrance hall with sensor lighting leading to double aspect sitting room, double aspect kitchen/dining room, further reception room and downstairs cloakroom. The additional reception provides great flexibility and can be either used as a formal dining room, home office or even a fifth bedroom. The kitchen offers a modern kitchen with a range of wall and base units with a range of integrated appliances. In addition the kitchen offers a waste disposal unit with built-in food waste disposal unit and hot water tap: Provides on-demand hot water for cooking and beverages.

The first floor offers a master bedroom with a en suite shower room, fitted wardrobes and balcony with breath taking views over the lake. There are two further double bedrooms both with fitted wardrobes, a good size forth bedroom and modern family shower room.

Externally the property offers a driveway offering parking for three cars with car barn with access to rear garden. The enclosed rear garden offers a patio area, laid to lawn area and detached timber cabin. The detached cabin offers a great space to have a home office/studio or entertaining room and benefits from a pool table and fitted with air conditioning for both heating and cooling.

Further benefits include

Electric Car Charger: Installed with a 7.5kW charge capability

Smart lighting throughout the home (interior and exterior)

Fully fitted Yale alarm system covering both the main property and outbuilding. This system requires a subscription with Yale for the new owners to access monitoring and alert features.

Popular local attractions include pleasant walks and picnics along the Royal Military Canal. You can also visit the famous Romney Hythe and Dymchurch Steam railway. This popular town offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores, as well as a host of coffee and tea shops, bars and restaurants.

Hythe town offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores, as well as a host of coffee and teashops, bars and restaurants. Hythe also offers a wealth of recreational activities and sports clubs as well as several nearby golf courses. Folkestone West main line railway station is approximately 15 minutes away by car and offers fast services to London, St Pancras in just over approximately 50 minutes. The M20 motorway, Channel Tunnel terminal and Port of Dover are also easily accessed by car.

Service Charges:

Kent Gateway Block Management: Bi-annual fee with two payments of £138.37.

Residential Management Group: Half-yearly service charge, two payments of £97.41.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - 3mb - 940mb

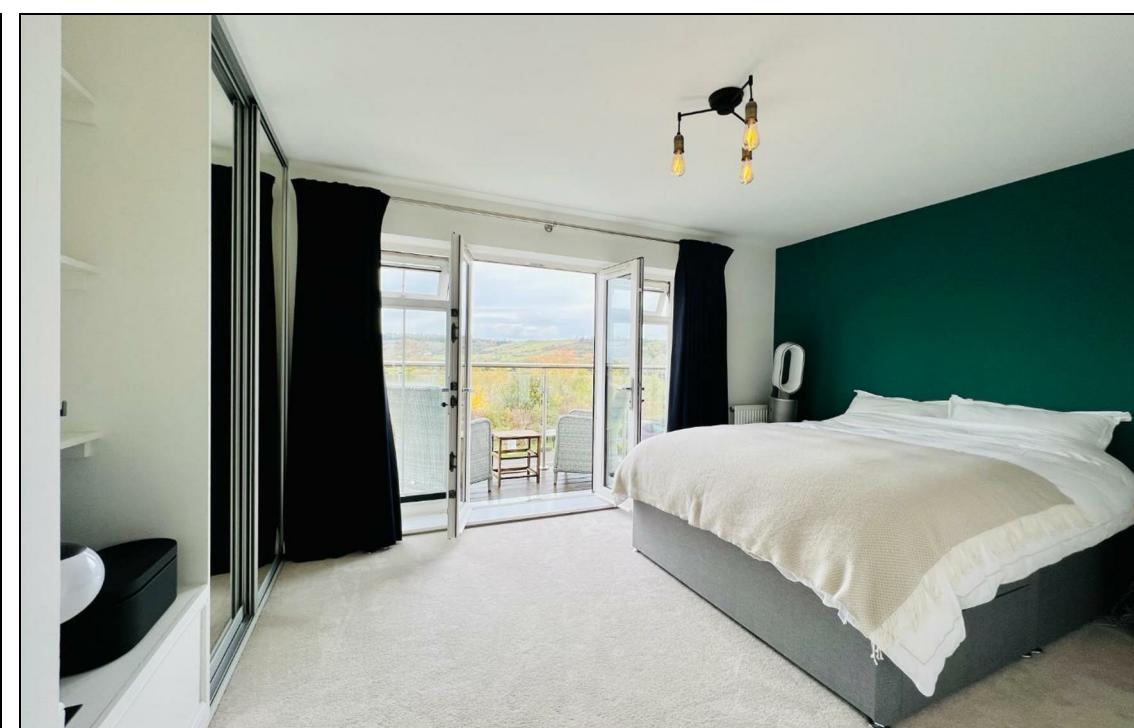
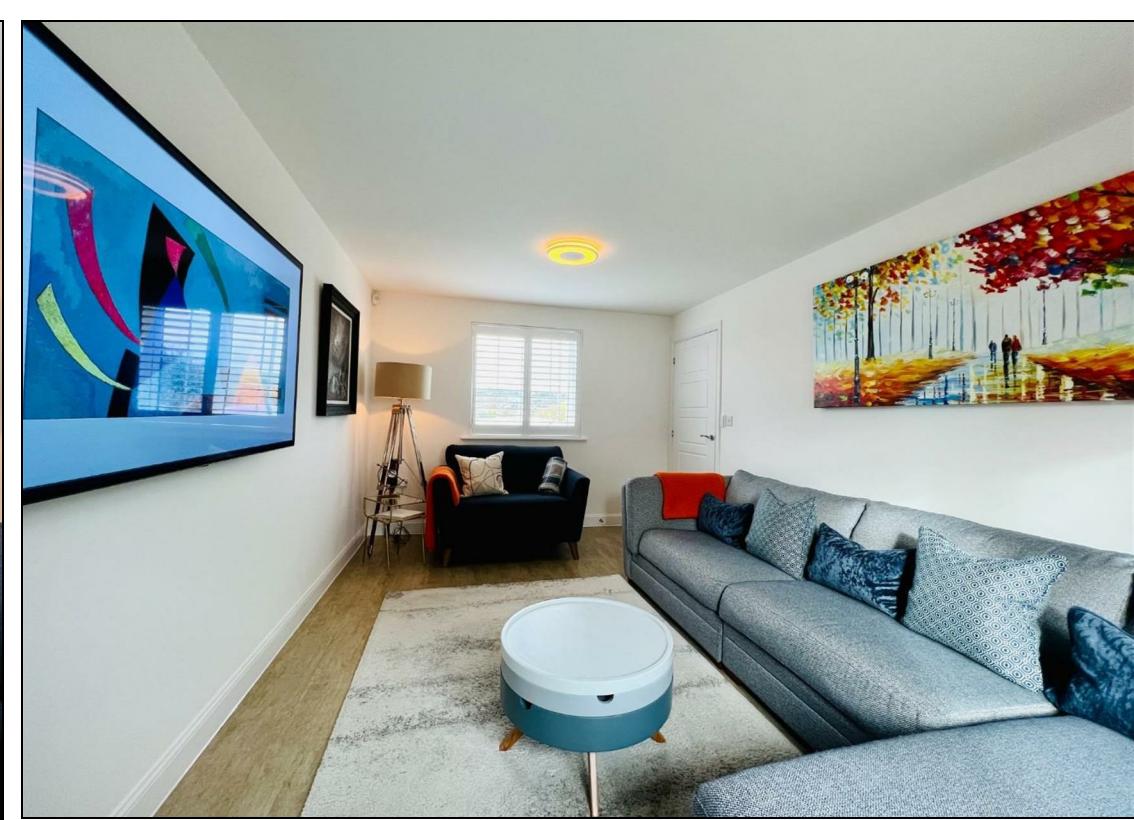
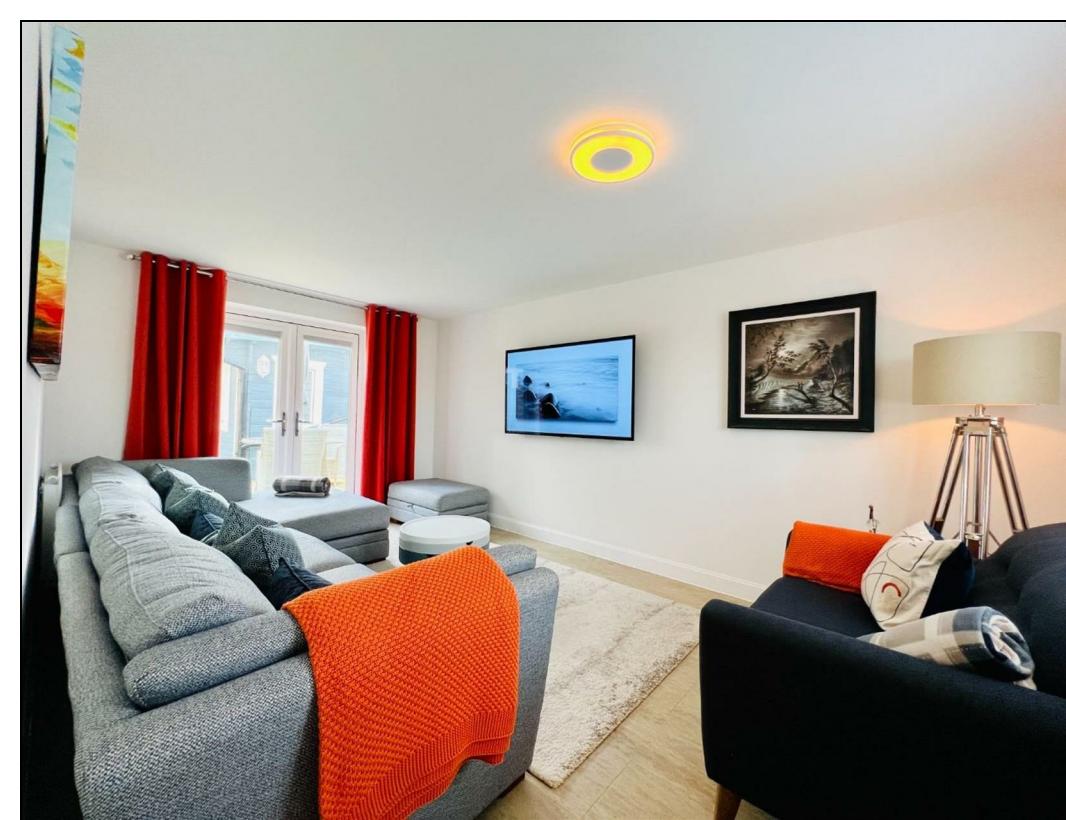
Mobile Phone coverage - Okay - Good

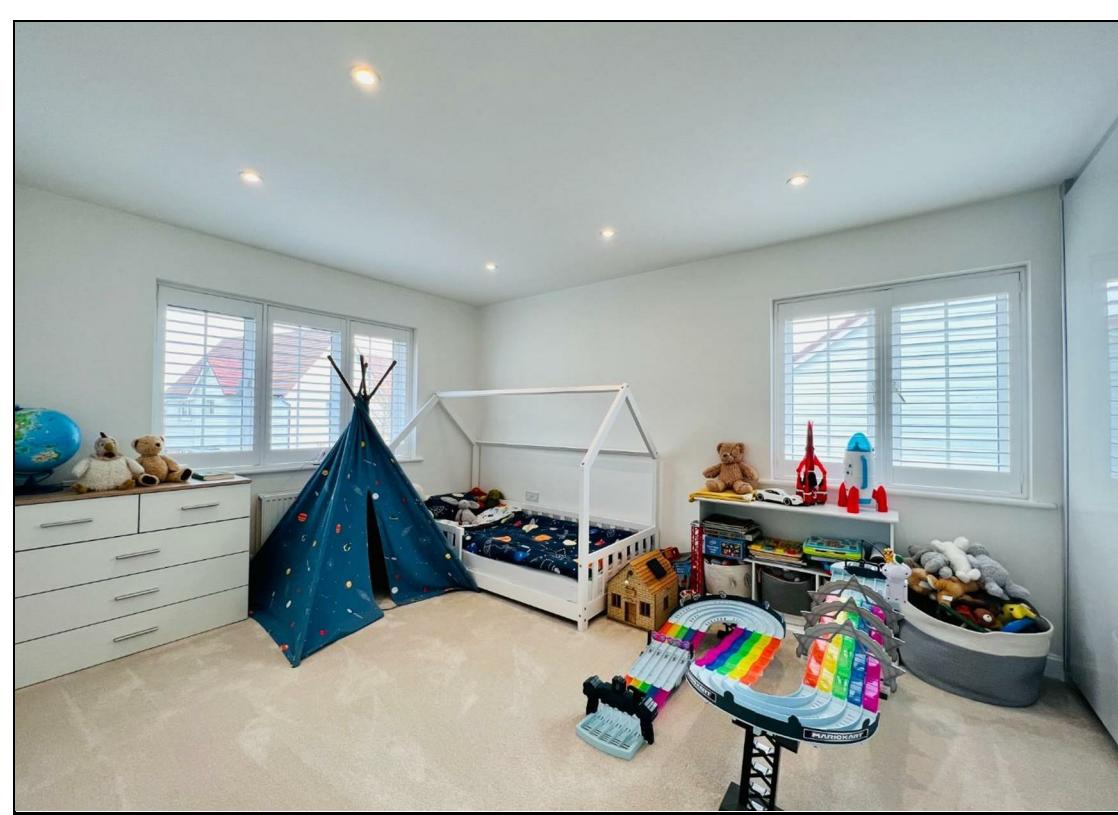
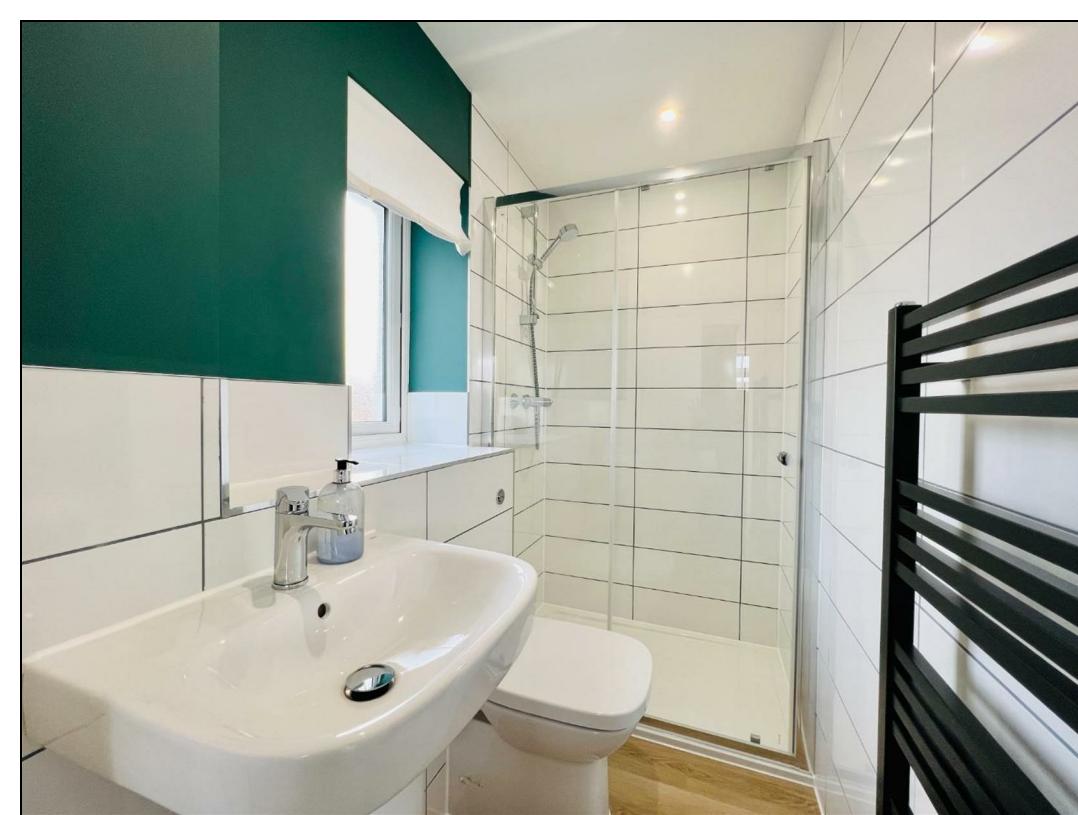
Flood Risk - Very Low



- FOUR BEDROOM DETACHED FAMILY HOME
 - STRIKING LAKE VIEWS
 - MODERN KITCHEN/DINING ROOM
 - TWO FURTHER RECEPTION ROOMS
 - MASTER BEDROOM WITH EN SUITE AND BALCONY
 - DRIVEWAY WITH CAR BARN
 - ENCLOSED REAR GARDEN
 - DETACHED TIMBER CABIN
- ELECTRIC CAR CHARGER WITH A 7.5kW CHARGE CAPABILITY
- REMAINDER OF 10 YEAR NHBC WARRANTY

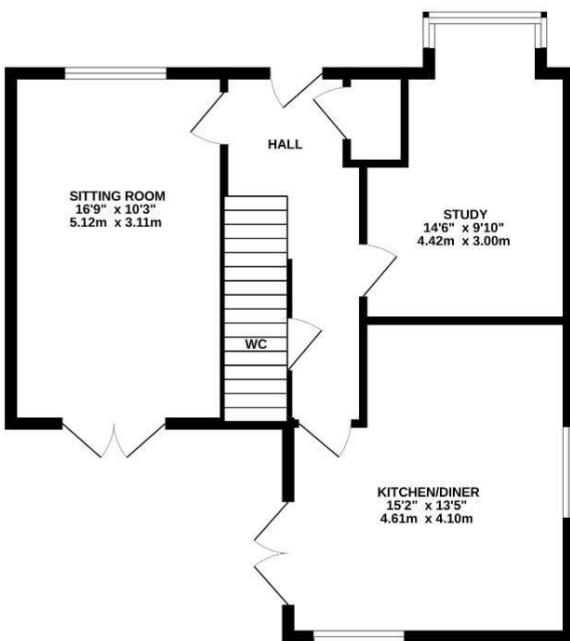




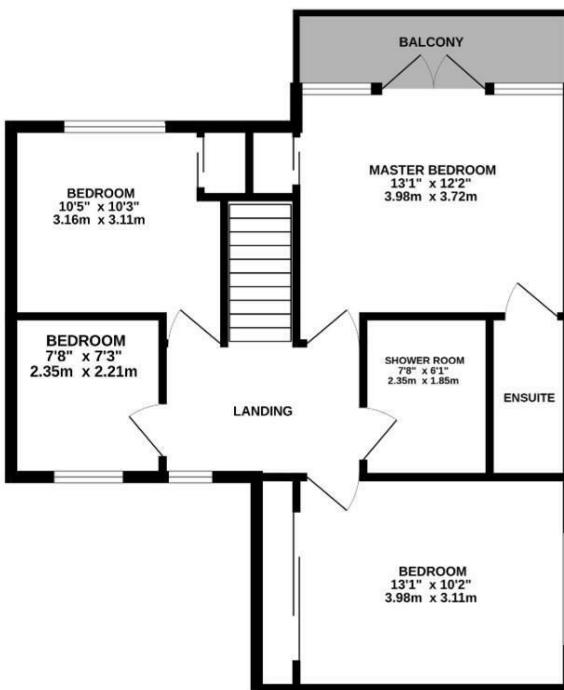




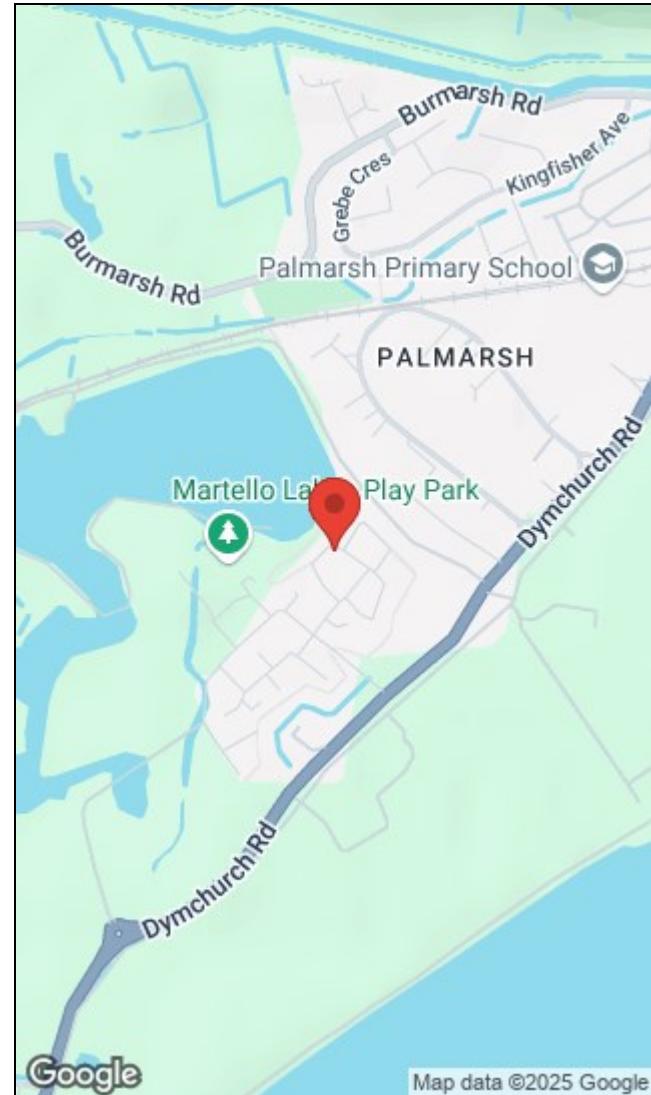
GROUND FLOOR



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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84	93
(81-90)	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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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