



18 Blackhouse Hill, Hythe, Kent. CT21 5UL

Offers In Excess Of **£325,000**



- Two Bedrooms
- End Of Terrace
- Period Property
- No Onward Chain
- Elevated Position

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in the picturesque Cinque Port Town of Hythe which offers a good selection of independent shops and restaurants along with Aldi, Waitrose and Sainsburys stores. The town has an unspoilt seafront together with the historic Royal Military Canal, both offering pleasant walks. Transport links in the area are also very good with the M20 Motorway, Channel Tunnel and Port of Dover within driving distance. High-speed rail services are available from Folkestone West offering fast services to St Pancras London in just over 50 minutes. Primary and secondary schooling is available in Hythe and Saltwood, with both boys and girls grammar schools available in nearby Folkestone. The local area is also well served for golf courses, available in Etchinghill, Sene Valley and the Hythe Imperial.

A two bedroom end of terrace period property situated in an elevated position and benefiting from views of the surrounding hillside and across Hythe to the Channel beyond. The property boasts a modern fitted kitchen, a utility room and downstairs cloak room, a living room and dining room to the ground floor, while upstairs there are two bedrooms and contemporary bathroom with walk-in shower cubicle. Being sold with no onward chain, an early viewing is highly recommended.

COVERED ENTRANCE PORCH

with outside wall light, wooden Entrance Door with frosted glazed upper panels and window over, leading to

RECEPTION HALL

with stairs to First Floor and store cupboard under, heating thermostat, radiator, door to

LIVING ROOM (14' 0" x 11' 09") or (4.27m x 3.58m)

with three front aspect sash windows to bay, recessed fireplace with tiled hearth, radiator, archway opening to-

DINING ROOM (10' 09" x 9' 08") or (3.28m x 2.95m)

with rear aspect sash window looking onto courtyard, radiator

MODERN FITTED KITCHEN (13' 07" x 8' 0" Max) or (4.14m x 2.44m Max)

with side aspect sash window, wooden glazed panel door to courtyard, range of matching high and low level white gloss finish store cupboards and drawers, wood effect work surfaces with tiled splash backs, inset four ring Zanussi ceramic hob with electric oven under and pull-out extractor hood over, integrated fridge/freezer, space and plumbing for dishwasher, cupboard housing wall mounted Worcester gas fired combination boiler, inset stainless steel one and a half bowl sink/drain unit with mixer tap over, access to under stairs cupboard, wood effect tiled flooring, radiator, half glazed door to

UTILITY ROOM

with rear aspect single glazed window, wood effect worktop with space and plumbing for washing machine under, tiled flooring, half glazed door to

CLOAKROOM

with WC, electric heater, tiled flooring

FIRST FLOOR

LANDING

split level, built in store cupboard with fitted shelves and hanging rail, loft hatch

BEDROOM (15' 01" x 11' 10") or (4.60m x 3.61m)

with front aspect sash windows with hillside views and sea view towards Dungeness, built-in triple wardrobe, newly-fitted carpeting, radiator

BEDROOM (10' 10" x 9' 08") or (3.30m x 2.95m)

with rear aspect sash window, feature fireplace, built-in wardrobe to chimney breast recess, radiator

CONTEMPORARY BATHROOM (10' 01" x 7' 08" Max) or (3.07m x 2.34m Max)

with rear aspect sash window with garden outlook, contemporary white suite comprising panelled bath with mixer tap and tiled splash back over, WC, wash hand basin with mixer tap over and white gloss finish store cabinet under, large walk-in fully tiled shower cubicle with frosted window to side, recessed tiled shelf with down lighter over, rainfall shower head and separate wall mounted shower attachment, chrome effect heated towel rail, tiled flooring

OUTSIDE

To the front of the property, steps lead up from the public footpath to a private front garden, laid to lawn with hedging to border and decorative hedging around the bay window. A (shared access) concrete pathway leads along the side of the property to the rear terraced garden. Steps lead up one side of the garden accessing a vegetable patch area. The upper level affords pleasant views of the surrounding hillside and across Hythe to the Channel beyond. Immediately to the rear of the property is a private enclosed courtyard (148 x 69) with outside tap and gate to the rear path, over which the neighboring properties have right of way.

Tenure - Freehold

Council tax - Band C

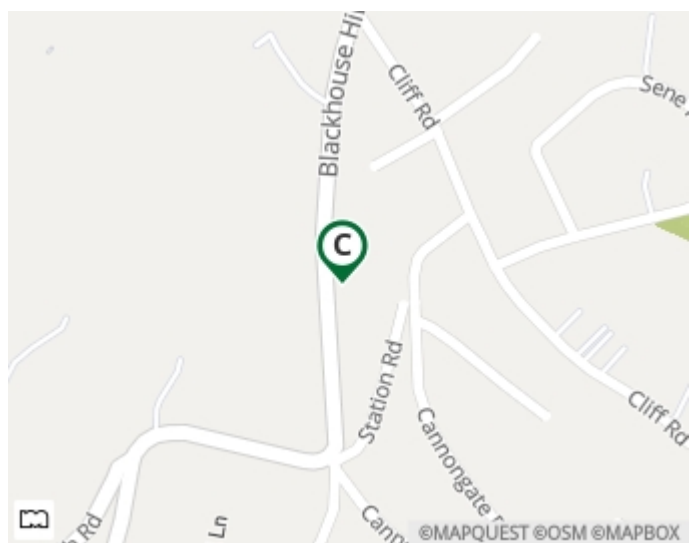
Local Authority - Folkestone & Hythe District Council





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.