



53 Dymchurch Road, Hythe, Kent. CT21 6JE

Guide Price **£359,995**



- End Terrace Cottage residence
- Three bedrooms
- Level walking distance of Hythes town centre
- Landscaped garden
- Summerhouse & log storage

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



Situated only a short level walking distance from the town centre, offering a good selection of independent shops together with Waitrose, Aldi and Sainsburys stores. The historic Royal Military canal runs through the centre of the town and offers pleasant walks and recreational facilities. The town also boasts an unspoilt seafront. The M20 Motorway, Channel Tunnel Terminal, and port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West, giving access to St Pancras London in just over fifty minutes. Primary schooling is available just off Hythe Green with secondary schooling being available in nearby Saltwood and both boys and girls grammar schools in Folkestone.

A well-presented three bedroom end-terraced cottage, conveniently located within level walking distance of Hythe high street and amenities as well as having views over the Royal Military Canal. The accommodation comprises a living/dining room & kitchen to the ground floor, with three bedrooms and a bathroom on the first floor; the property also enjoys a beautifully landscaped garden with summer house & log storage to the rear. An early viewing comes highly recommended.

GROUND FLOOR

GLAZED PORCH

with tiled floor and solid wood door leading into

LIVING ROOM (23' 9" x 11' 8" Max) or (7.23m x 3.56m Max)

with wood flooring, UPVC double glazed window overlooking front, chimney breast with feature wood mantelpiece, stone hearth, log burner, UPVC double glazed window overlooking side, under stairs storage cupboard, stairs leading to first floor

KITCHEN (10' 6" x 6' 5") or (3.20m x 1.95m)

with a mixture of low and high level modern shaker style kitchen cabinets, stone effect laminate worktop, UPVC double glazed windows overlooking rear garden, integrated tall fridge freezer, integrated Slimline dishwasher, 4 ring gas hob with extractor fan over, integrated double oven, UPVC double-glazed door leading on to rear garden, localised tiling, tiled flooring

FIRST FLOOR

LANDING (13' 3" x 5' 1") or (4.05m x 1.56m)

with storage cupboard over stairs accessing newly installed gas-fired Worcester Bosch boiler, radiator

BEDROOM (10' 10" x 11' 10" Max) or (3.30m x 3.60m Max)

with UPVC double glazed windows with views over Royal Military Canal, radiator, loft hatch access, ceiling mounted fan

BEDROOM (6' 5" x 10' 0") or (1.96m x 3.06m)

with UPVC double glazed windows overlooking rear garden, radiator

BEDROOM/DRESSING ROOM (7' 5" x 8' 2" Max) or (2.26m x 2.50m Max)

(recessed into wardrobe)

with UPVC double glazed window overlooking side, built in wardrobes, radiator

BATHROOM (5' 5" x 6' 5") or (1.65m x 1.95m)

with wood effect flooring, modern tiling floor to ceiling, panelled bath, WC, basin with mixer tap over and storage cabinet under, stainless steel towel radiator, UPVC double glazed frosted window

OUTSIDE

The property enjoys a beautifully landscaped rear garden including patio seating area, low level fence divide with paved pathway leading to rear, a selection of mature shrubs, bushes, planting with the remainder laid to lawn. At the rear of the garden the property has a good size summer house with log storage behind. To the side of the property there is a gate accessing the front via a patio path. The front is low maintenance with a patio area & slate border with a selection of planting.


Tenure - Freehold

Council tax - Band B

Local Authority - Folkestone & Hythe District Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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.