



Roxton Belcaire Close, Lympne, Hythe. CT21 4JR

Guide Price £525,000



- Detached bungalow Residence
- Four bedrooms
- Good size plot
- No onward chain
- Would benefit from refurbishment

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



Situated in the popular village of Lymyne, which offers a local store and Post office, a primary school, The County Members public house and restaurant, a hairdressers and an active village hall. Lymyne also has a picturesque church and even its own castle. Roxton is set in a private garden away from main roads, and is in a sought after location within the village. Close to local amenities, it is also within walking distance to open countryside with far reaching views across the Romney Marsh and the English Channel.

The Cinque Port town of Hythe is a short distance by car down the hill, where there are a good selection of independent shops and cafes, together with the all important Waitrose store, Iceland, Sainsbury's and Aldi. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools in Folkestone. Links to the continent are close by with the M20 motorway, Channel Tunnel Terminal and Port of Dover easily accessible by car. Just a few minutes away is Westenhanger railway station offering excellent commuting and connecting networks and providing access to high speed rail services from Ashford international to London St Pancras in thirty eight minutes.

A four bedroom detached bungalow sitting in just under 1/4 of an acre plot and considered ideal for extension or redevelopment, subject to the relevant consents being obtained. The property currently boasts; UPVC double glazing and gas heating but would benefit from refurbishment. The accommodation currently comprises; four bedrooms, bathroom, shower room, L-shaped living room and kitchen. No onward chain

ENTRANCE PORCH

with UPVC double glazed door and window to side, built in shelved cupboard, radiator, glazed door to:

L-SHAPED LIVING ROOM (17' 10" Max x 18' 0" Max) or (5.44m Max x 5.49m Max)

(Narrowing to 9'10") double aspect UPVC double glazed windows, two radiators, open fireplace with stone fire surround, heating thermostat, UPVC double glazed french door and window to rear garden

KITCHEN (8' 10" x 7' 06") or (2.69m x 2.29m)

with double drainer stainless steel sink unit with cupboards and drawers under and range of matching high and low level units with roll top work surfaces, electric cooker with extractor fan and light above, Worcester combination gas fired boiler for central heating and domestic hot water, built in larder cupboard with consumer unit, inner hallway, UPVC double glazed door to front, radiator and UPVC double glazed door to rear garden

BEDROOM (10' 10" x 10' 0") or (3.30m x 3.05m)

with radiator and UPVC double glazed window to front

BEDROOM (10' 10" x 6' 10") or (3.30m x 2.08m)

with radiator and UPVC double glazed window to rear

SHOWER ROOM

comprising pedestal wash hand basin, low level WC and shower cubicle, UPVC double glazed window and radiator

HALLWAY

with hatch to roof space

BEDROOM (12' 09" x 9' 08") or (3.89m x 2.95m)

with double aspect UPVC double glazed windows, two radiators, built in wardrobe cupboard

BEDROOM (10' 04" x 7' 10") or (3.15m x 2.39m)

with UPVC double glazed window to rear, radiator

BATHROOM

comprising panelled bath, pedestal wash hand basin and low level WC, UPVC double glazed window, extractor fan, radiator, Dimplex fan heater and localised tiling

OUTSIDE

The outside area of this property is considered to be a major feature of the property and extends to just under 1/4 of an acre, the rear garden being laid to lawn with established shrubs, plants and trees, concrete patio area, outside light, we understand that a garage was also formally located in the rear garden. To the front of the property it is also laid to lawn with established shrubs, plants and trees and there are two sets of double wrought iron gates leading to driveways

Tenure - Freehold

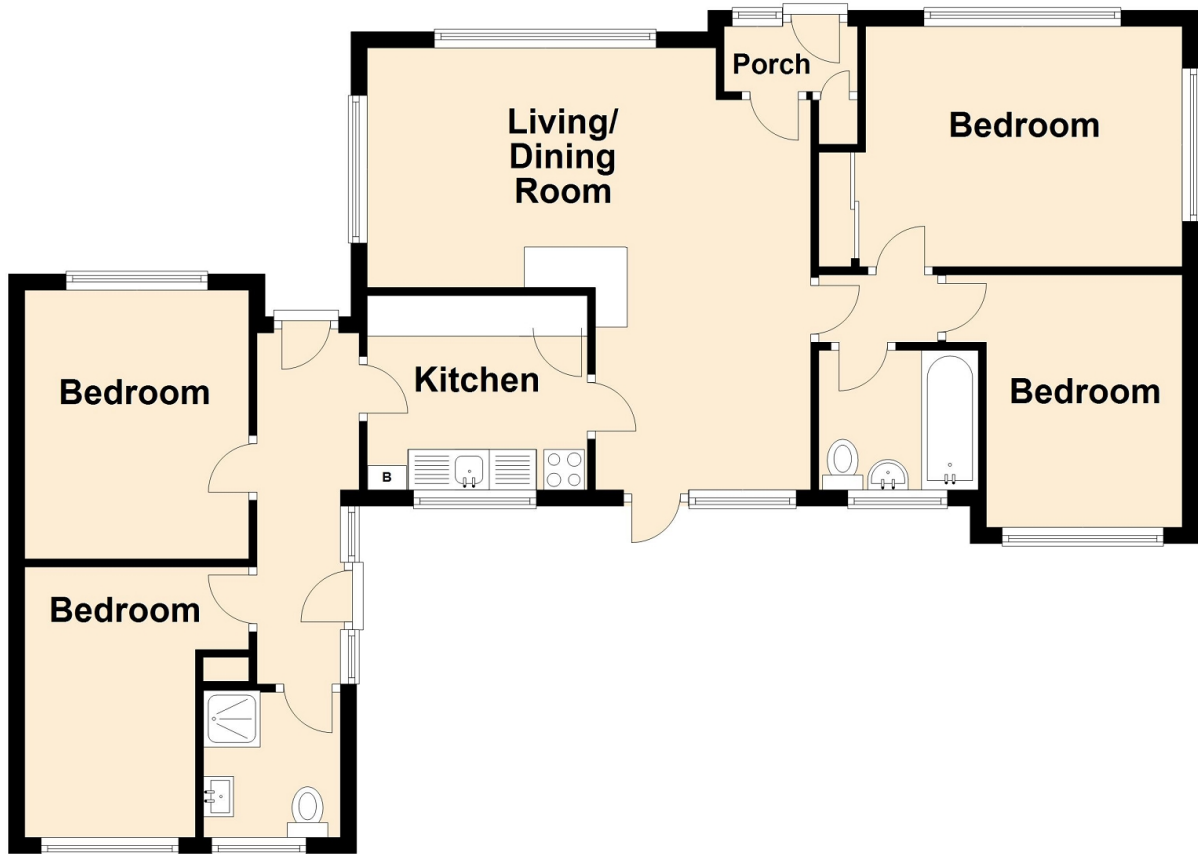
Council tax - Band E

Local Authority - Folkestone & Hythe District Council



Ground Floor

Approx. 83.9 sq. metres (902.8 sq. feet)

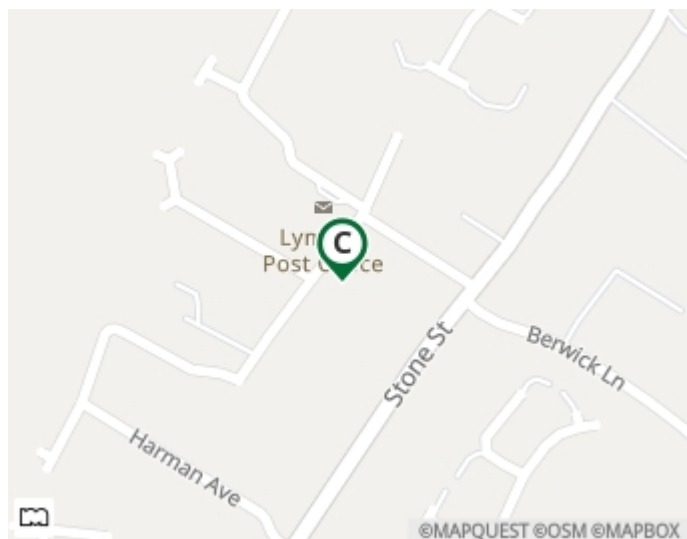


Total area: approx. 83.9 sq. metres (902.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.



C.R. Child & Partners
 11 High Street, Hythe. CT21 5AD
 01303 267421
properties@crchildandpartners.co.uk

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.